

County of Summit · The High Point of Ohio



Summit County Planning Commission (SCPC)

Thursday May 30, 2019 - 3:00 p.m.

County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- A. Call to Order
- B. Roll Call
- C. Approval of the April 25, 2019 SCPC Minutes
- D. Business Items

Chair Mavrides
Smith
Chair Mavrides
Knittel

New Business

Item # 1 – Preliminary Plan & Variance – Columbia Rd - Richfield Township - Located east of Brecksville Road, at the terminus of Columbia Road. The applicant proposes to add approximately 1700 LF of proposed roadway to be dedicated at the end of existing Columbia Rd, (approx. 1550 LF) to end in a cul-de-sac. The applicant is requesting a variance from Subdivision Regulation 1108.10 (a) Cul-de-sac, which states a commercial/industrial park cul-de-sac shall not be exceed 1,300' in length. The proposed roadway to go through parcel 4802322 and terminating in parcel 4802159. The site is proposed to be serviced by Central Water (Cleveland Water) and Sewer (will tie into Village of Richfield's System).

Item # 2 Replat - Hickory Ridge – Bath Township – Located near the cul-de-sac terminus of Aspenwood Rd. The applicant is proposing to alter the lot line between sublots 12 and 13 creating sublots 12-R (3.045 acres) and 13-R (3.297 acres). This includes vacating the existing utility easement located between the lots.

Item # 3 – Text Amendment - Business Corridor Regulations – Boston Township - The Northfield Center Township Zoning Resolution be amended in regards to the township's business corridor regulations, amendments include Chapter 7 Business Corridor, Chapter 12 Signs, Chapter 2 Definitions and Chapter 8 Conditional Zoning Certificates.

Item # 4 – Text Amendment - Section 403 Accessory Buildings– Boston Township – The Boston Township Zoning Resolution Section 403 Accessory Buildings be amended to increase the allowed size of accessory buildings and to state the number of accessory buildings allowed per lot.

- E. Report from Assistant Director
- F. Comments from Public
- G. Comments from Commission Members
- H. Other
 - 1. Legal Update
- I. Adjournment

Tubbs
Chair Mavrides
Chair Mavrides

Nott
Chair Mavrides

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday, April 25, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Minutes of April Meeting

Members Present: George Beckham, Becky Corbett, Helen Humphrys, David Kline, Allen Mavrides, Jeff Snell, Dennis Stoiber, Robert Terry and Jeff Wilhite

Members Absent: Jerry Feeman, and Jason Segedy

Staff: Dennis Tubbs, Stephen Knittel, and Cazz Smith Jr.

Others: Wesley Noland – *Builder*, Joe Paradise - *SCE*, Michael Scocos– *Copley TWP*, Ramona Green – *Copley TWP*, Gary Levin – *Copley TWP*, Lisa Fauser – *Coventry TWP*, Bill Meyerhoff – *Inspector from Coventry TWP*, Rob Kagler– *Twinsburg TWP*, Don Saunders – *Northfield Center TWP*.

I. Call to Order

Allen Mavrides called the meeting to order on ***Thursday, April 25, 2019*** at ***3:00 pm*** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by ***Cazz Smith*** the attending members constituted a quorum.

II. Approval of the *March 28, 2019* Meeting Minutes

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

Motion

David Kline made a motion to approve the minutes of the ***March 28, 2019*** meeting, and it was seconded by ***Dennis Stoiber*** the motion passed with no abstentions.

III. Business Items

A. New Business – (7) items

Item # 1 – Zoning Map Amendment - 4640, 4660, 4666 & 4672 Medina Rd - Copley Township
- on Medina Rd (SR 18) between Hametown Rd and Scenic View Dr. In a commercially zoned area with a non-conforming gasoline service station and convenience retail and single family residential to the south. The applicant is requesting to rezone from Commercial – Office Retail (C-OR) to Commercial – General Retail (C-GR).

Staff Recommendation: Disapproval

SCPC Action:

Approval:

Disapproval: **X**

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X	X		X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Allen Mavrides asked Stephen Knittel if there was one property owner for all four parcels.
- Stephen Knittel replied yes to Allen Mavrides question.
- Stephen Knittel explained the difference of this current submittal of Item #1 since it was brought to the SCPC in August.
- Shawna Gfroerer from Twinsburg Township explained the history of this submittal.
- Joe Paradise from SCE explained how they could improve the traffic safety by combining the four parcels.
- Wesley Noland explained why he is asking for rezoning of this property.
- Allen Mavrides asked if the township has seen this new comprehensive plan.
- Wesley Noland replied yes.

- Allen Mavrides stated the propose map amendment is not consistent with the current comprehensive plan.
- Michael Scocos from Copley Township stated his concern for the rezoning.
- Ramona Green from Copley Township stated her concern for the rezoning.
- Gary Levin from Copley Township stated his concerns for the rezoning.
- Shawna Gfroerer from Twinsburg Township stated they have not reviewed the most current plan from Wesley Noland.
- Dennis Stoiber stated he is sympathetic of the applicant's plan, but will vote to disapprove the rezoning.

Motion

A motion was made by ***Jeff Snell*** to disapprove **Item # 1 – Zoning Map Amendment – 4640, 4660, 4666 & 4672 Medina Rd - Copley Township** it was seconded by ***Dennis Stoiber*** the motion passed with one abstention from ***Helen Humphrys***.

Item # 2 – Text Amendment - Addition of Article 28.00 Short Term Rentals – Coventry Township - Coventry Township Zoning Resolution be amended to allow for the addition of Article 28 Short Term Rentals to add regulations for short term rentals permit and use.

Staff Recommendation: Approval of text amendment with due consideration to staff comments.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		X
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X	X		X		

- Bill Meyerhoff from Coventry Township explains why he is in favor of the addition to text amendment.
- Helen Humphrys asked what is considered a short term rental.
- Bill Meyerhoff from Coventry Township answered anything less than a year.
- Lisa Fauser from Coventry Township stated why she is concerned about this text amendment.
- Allen Mavrides explained the guidelines of the SCPC review process.
- Jeff Snell asked for more clarification in the regulation.
- Lisa Fauser from Coventry Township stated she is not opposed to the text amendment. She wants to ensure it is used properly.
- Helen Humphrys asked if Lisa Fauser was in favor of the text amendment.
- Lisa Fauser from Coventry Township replied she would like the use regulated. She is not opposed.
- Allen Mavrides stated they are collectively approving the narrative of this text amendment.

Motion

A motion was made by ***Jeff Wilhite*** to approve **Item # 2 – Text Amendment – Addition of Article 28.00 Short Term Rentals – Coventry Township** with due consideration of staff comments, it was seconded by ***Dennis Stoiber*** the motion passed with one abstention from ***George Beckham*** and one opposed from ***Helen Humphrys***.

Item # 3 – Text Amendment - Addition of Regulations of Garages in Residential Districts – Twinsburg Township - Twinsburg Township Zoning Resolution be amended to unify and address concerns regarding language pertaining to private garages in the Township's five residential zoning districts.

Staff Recommendation: Approval

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Rob Kagler from Twinsburg Township state he has no comments for Item # 3.

Motion:

A motion was made by **David Kline** to approve **Item # 3 – Text Amendment – Addition of Regulations of Garages in Residential Districts – Twinsburg Township** based on comments from staff and SCPC members, it was second by **Dennis Stoiber** the motion passed with no abstentions.

Item # 4 – Text Amendment - Public Notification – Northfield Center Township - Northfield Center Township Zoning Resolution Section 640.03 and 660.03 be amended to add text regulating public notification of adjacent property owners of an appeal of the board of zoning appeals.

Staff Recommendation: Approval with due consideration to staff comments.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David	X		X	X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Don Saunders from Northfield Center Township stated his reason for text amendment.

Motion:

A motion was made by **Dennis Stoiber** to approve **Item # 4 – Text Amendment - Public Notification – Northfield Center Township** with due consideration to staff comments, it was second by **David Kline** the motion passed with no abstentions.

Item # 5 – Text Amendment – Chapter 130 Definitions, signs – Northfield Center Township
- Northfield Center Township Zoning Resolution Chapter 130 Definitions be amended to add more detail and new definitions in regards to signage.

Staff Recommendation: Approval with due consideration to staff comments and have it approved by their legal department.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David	X		X	X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X	X		X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Don Saunders from Northfield Center Township stated his reason modifying this text amendment.
- Jeff Snell asked if the prosecutor's office has reviewed and approve this text amendment.
- Don Saunders replied not completely.

Motion:

A motion was made by ***Jeff Snell*** to approve **Item # 5 Text – Amendment – Chapter 130 Definitions, signs – Northfield Center Township** with the request to have it reviewed by the Northfield Center's council, it was second by ***David Kline*** the motion passed with no abstentions.

Item # 6 – Text Amendment – Chapter 420 Signs – Northfield Center Township - Northfield Center Township Zoning Resolution Section 420 be rewritten.

Staff Recommendation: Approval with due consideration to staff comments, SCE, and their legal department.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X	X		X		
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Joe Paradise from SCE commented that street corners and driveways should be included.
- Jeff Snell commented this is another text amendment to be reviewed by council.

Motion:

A motion was made by **Jeff Snell** to approve **Item # 6 – Text Amendment – Chapter 420 Signs – Northfield Center Township** with due consideration to staff and county engineer comments with the review from their legal council, it was second by **Dennis Stoiber** the motion passed with no abstentions.

Item # 7 – Text Amendment – Buffering and Screening – Northfield Center - Northfield Center Township Zoning Resolution Chapter 430 Landscaping and Screening Requirements Section 430.04 be amended to add text regulating screening of residential areas from commercial and industrial areas and that the Chapter 130 Definitions be amended to have a new definition of “Buffer Zone”.

Staff Recommendation: Approve with due consideration to staff comments.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason						
Snell, Jeff	X				X	
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Wilhite, Jeff	X			X		

- Allen Mavrides stated the first sentence should not have been included.
- Joe Paradise from SCE explained his concern with the wording of the text amendment.

Motion:

A motion was made by **Dennis Stoiber** to approve **Item # 7 – Text Amendment – Buffering and Screening – Northfield Center** with due consideration to staff, SCPC, and SCE comments, it was second by **George Beckham** the motion passed with one opposed from **Jeff Snell**.

IV. Report from Assistant Director

V. Comments from Public

VI. Comments from Planning Commission Members

SCPC members had a discussion that motions should be made in the affirmative.

VII. Other

VIII. Next Meeting

The next Summit County Planning Commission meeting will be held on ***Thursday, May 30, 2019.***

XI. Adjournment

Being no further business to come before the Planning Commission, ***Dennis Stoiber*** made a motion to adjourn, and it was seconded by ***George Beckham***. The motion passed unanimously. The meeting adjourned at ***4:47pm***.



Planning Commission
Preliminary Plan
Columbia Road
Richfield Township

EXECUTIVE SUMMARY

The site is located in Richfield Township, east of Brecksville Road, at the terminus of Columbia Road. The applicant proposes to add approximately 1700 LF of proposed roadway to be dedicated at the end of existing Columbia Rd, (approx. 1550 LF) to end in a cul-de-sac. The applicant is requesting a variance from Subdivision Regulation 1108.10 (a) Cul-de-sac, which states a commercial/industrial park cul-de-sac shall not be exceed 1,300' in length. The proposed roadway to go through parcel 4802322 and terminating in parcel 4802159. The site is proposed to be serviced by Central Water (Cleveland Water) and Sewer (will tie into Village of Richfield's System).

Staff recommends **CONDITIONAL APPROVAL**.

Meeting:	May 30, 2019	Parcels:	4802159 & 4802322
Item No.:	1	Streets:	Approx. 1700 LF
Owner/Dev.:	J.J.J. Properties	Utilities:	Central water & sewer
Engineer:	Polaris, Kevin Hoffman.	Council Dist.:	1, Ron Koehler
Zoning:	LI-O Light Industrial - Office		
Site Area:	2.0028 Acres	Processor:	Stephen Knittel

Location: The site is located in Richfield Township, east of Brecksville Road, at the terminus of Columbia Road.

Proposal: The applicant proposes to add approximately 1700 LF of proposed roadway to be dedicated at the end of existing Columbia Rd, (approx. 1550 LF) to end in a cul-de-sac. The applicant is requesting a variance from Subdivision Regulation 1108.10 (a) Cul-de-sac, which states a commercial/industrial park cul-de-sac shall not be exceed 1,300' in length.

The proposed roadway to go through parcel 4802322 and terminating in parcel 4802159. The site is proposed to be serviced by Central Water (Cleveland Water) and Sewer (will tie into Village of Richfield's System).

Site History:

- Previous iterations of this site have come before the planning commission in the past. This proposal though similar to previous proposals is a new design.

1a. Variance Request:

The applicant is requesting a variance from Subdivision Regulation 1108.10 (a) Cul-de-sac, which states a commercial/industrial park cul-de-sac shall not be exceed 1,300' in length.

1108.10 Cul-De-Sac and Dead-End Streets (a) ... In commercial/industrial parks cul-de-sacs shall not be longer than one thousand three hundred (1,300) feet.

The following narratives were submitted in response to the questions posed in the variance application. Staff comments are ***bold and italicized***.

- i. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If, so please explain.

The site borders the Ohio Turnpike to the south which limits connections to surrounding roads.

The site has the Ohio Turnpike along the south and existing developments to the north which prevent road connections, the only viable road connection would be to Black Rd. which could be adverse to the existing residential neighborhood located there. The existing roadway is already in excess of the permitted 1300 ft.

- ii. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set forth in subparagraph (i.) herein?

Since the existing road is already in excess of 1300 LF, the only way the subdivision regulations could be enforced would be for Columbia Road to be extended thru to Black Road. Residents in township do [not] want road extended east to meet up with existing Columbia Road and Black Road Intersection. There are no other streets abutting the property that could be connected into because of turnpike.

The existing roadway is already in excess of the permitted 1300 ft. the only viable road connection would be to Black Rd. which could be adverse to the existing residential neighborhood located there.

- iii. Did the special conditions specified in subparagraph (i.) result from previous actions by the applicant? Please explain.

No, turnpike was pre-existing.

No.

- iv. Explain whether the variance requested is substantial.

We do not believe it is substantial since an emergency access will be established between the end of cul-de-sac and existing Columbia Road at Black Road.

The variance request is substantial, as the applicant is requesting an additional 1700 ft. of roadway on a roadway that is already 1550 ft. going well beyond the permitted 1300 ft.

v. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The character of the neighbor to the east would actually be altered more if the proposed road was extended East to connect into existing Columbia Road & Black Road Intersection since you would potentially have cut-thru and commercial traffic more likely to pass thru the residential zoned areas.

The essential character of the neighborhood would not change with the granting of the variance nor would adjoining properties suffer substantial detriment.

vi. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No, a gated emergency access easement/drive will be extended out to existing Columbia Road and Black Road Intersection ... final location still to be worked out based on site planning of future industrial development planned on the east half of the remaining land.

With the permanent cul-de-sac and emergency access drive out to Black Rd, this variance would NOT adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land.

vii. Explain whether the Subdivision Regulation was in effect at the time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

The end of the current public portion of Columbia Road already exceeds 1300 LF (without cul-de-sac). This section of Columbia Road was planned as part of the Friedman Industrial Park in 1965. At that time it was likely assumed that the road would be connected thru to Black Road. The applicant is aware of this requirement since this variance has been previously granted for this site.

Yes.

viii. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

We do not believe it can, especially if the township residents to not want this street connecting to existing Columbia Road.

The road could be extended to the corner of Black and Columbia Rd. however as mentioned elsewhere that could adversely affect the residential neighborhood at that intersection.

ix. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

Based on opinions of the surrounding residents, they believe it is in their best interest that the road not be extended east to connect to existing Columbia Road/Black Road. Gated Emergency Access Drive, however, will be extended to Columbia Road.

This variance would not be contrary to public interest as the access and use would not pose a threat/concern to public safety or the character of the neighborhood.

x. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

Since an emergency access road/easement will be constructed to provide a secondary means of access to the development, we think the spirit of the regulations is still observed.

The spirit and intent of the following purposes and objectives of the Regulations as listed in § 1101.02:

(a) The proper arrangement of streets or highways in relation to existing or proposed streets and highways and the thoroughfare plan.

This variance request is for a longer cul-de-sac than the subdivision regulations allow for. The cul-de-sac would prevent industrial traffic from going through adjoining residential neighborhoods.

(b) Adequate and convenient open spaces for traffic, utilities, access for firefighting apparatus, recreation, light and air, and the avoidance of congestion of the population.

With the permanent cul-de-sac and emergency access drive out to Black Rd, this variance would NOT adversely affect the adequate and convenient open spaces for traffic, utilities, access for firefighting apparatus, recreation, light and air, and the avoidance of congestion of the population.

(c) The orderly, efficient, and appropriate development of land.

This variance request is for a longer cul-de-sac than the subdivision regulations allow for. The cul-de-sac would prevent industrial traffic from going through adjoining residential neighborhoods.

(d) The orderly and efficient provision of community facilities at minimum cost and maximum convenience.

This would not impact the orderly and efficient provision of community

facilities.

(e) Safe and convenient vehicular and pedestrian movement.
This variance request is for a longer cul-de-sac than the subdivision regulations allow for. The cul-de-sac would prevent industrial traffic from going through adjoining residential neighborhoods.

(f) The promotion of public health, safety, comfort, convenience, prosperity, and general welfare, and the protection of the environment.
This variance request is for a longer cul-de-sac than the subdivision regulations allow for. The cul-de-sac would prevent industrial traffic from going through adjoining residential neighborhoods.

(g) The accurate surveying of land, preparing and recording of plats.
This would not impact the accurate surveying of land, preparing and recording of plats.

(h) The equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the approving authority and Developer as defined herein.

xi. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

This proposed length of street will be adequate to be able to subdivide the land on the east half of the development while providing frontage to the west (Union Sand Portion) and middle portion of the development--providing options for subdividing future lands for future development and industrial tax base.

The existing roadway is already in excess of the permitted 1300 ft. the only viable road connection would be to Black Rd. which could be adverse to the existing residential neighborhood located there.

Staff Comments: Variances are to alleviate unnecessary hardships imposed by literal enforcement of the subdivision regulations due to exceptional topographic or other physical conditions peculiar to a parcel.

- The existing roadway is already in excess of the permitted 1300 ft. the only viable road connection would be to Black Rd. which could be adverse to the existing residential neighborhood located there.

Staff Recommendation: Staff recommends the SCPC **APPROVE** the Variance Request.

1b. Preliminary Plan

The applicant proposes to add approximately 1700 LF of proposed roadway to be dedicated at the end of existing Columbia Rd, (approx. 1550 LF) to end in a cul-de-sac. The proposed roadway to go through parcel 4802322 and terminating in parcel 4802159. The site is proposed to be serviced by Central Water (Cleveland Water) and Sewer (will tie into Village of Richfield's System).

Agency Comments *Italicized text indicates quotations from submitted agency comments.*

Summit County Engineers Office: Andy Dunchuck, 05/21/2019:

1. *Columbia Road is being extended by approximately 1,700' and the overall length of the cul-de-sac will be approximately 3,250'. Subdivision Regulation 1108.10 (a) states a commercial/industrial park cul-de-sac shall not be exceed 1,300' in length. Therefore, a variance for cul-de-sac length will be required. Should we require an emergency access lane be paved?*
2. *Between reverse curves C11 and C12 there is a proposed tangent length of 87'. Subdivision Regulation 1108.05 requires a minimum tangent length of 100' between reverse curves. Therefore, either a minor redesign of the alignment or a variance for tangent length between reverse curves is required.*
3. *The Traffic Impact Questionnaire must be completed to determine if any additional studies or improvements are warranted.*
4. *There must be an onsite overland flow path to the stormwater management basin for the 100 Year Storm Event.*
5. *A minimum 12' wide maintenance access driveway from the road to the stormwater management basin and a minimum 20' wide driveway around the perimeter of basin is required. The maximum cross slope of the driveway shall be 10:1 with a maximum slope of 15% and shall be constructed with suitable material (approved by the SCE) to prevent rutting of maintenance vehicles. A minimum 20' wide easement is required over the driveway.*
6. *A 20' wide easement extending beyond the limits of the 100 Year Storm Elevation is required around the perimeter of the stormwater management basin.*
7. *All requirements of the SCE Stormwater Drainage Manual, Current Edition must be satisfied.*

Richfield Township Zoning Department: Laurie Pinney 05/21/2019: *Richfield Township has received notice that the Columbia Rd Extension Phase 1, preliminary plan, Richfield Township is on the agenda for review by the Planning Commission at their May 30, 2019 meeting. The proposal is for approval of road, water, sewer, stormwater and utility infrastructure. No subdivision of land (lot splits) or construction of buildings, fences, walls, parking or other structures has been proposed in association with this review and no zoning approval is required.*

It was noted at the March 20, 2019 Concept Plan meeting that township legal counsel has advised that jurisdiction for access management is with the summit county Engineer and Richfield Township zoning Regulations Section 420-4'J Traffic Management requiring that all traffic in this district must access only West Columbia Road to the State Route 21 {Brecksville Road) intersection is outside the authority of zoning.

Additionally, there was discussion during the May 15, 2019 Site Visit/Viewing regarding future construction of a bufferwall between the Light Industrial-Office (LI-O) district and adjacent residential property. No zoning application has been made for a bufferwall or any other

structure at this time and it is not on the table for discussion, but will be reviewed by zoning when required.

Staff Comments:

- Previous iterations of this site have come before the planning commission in the past. This proposal though similar to previous proposals is a new design.
- The proposed extension is approximately 1,700' and the overall length of the cul-de-sac will be approximately 3,250'.
- A variance for Subdivision Regulation 1108.10 Cul-De-Sac and Dead-End Streets "(a) ... In commercial/industrial parks cul-de-sacs shall not be longer than one thousand three hundred (1,300) feet." is needed.
- The only viable road connection would be to Black Rd. which could be adverse to the existing residential neighborhood located there.

Recommendation: Staff recommends **CONDITIONAL APPROVAL** of the Columbia Rd. Preliminary Plan upon the condition of getting the variance.

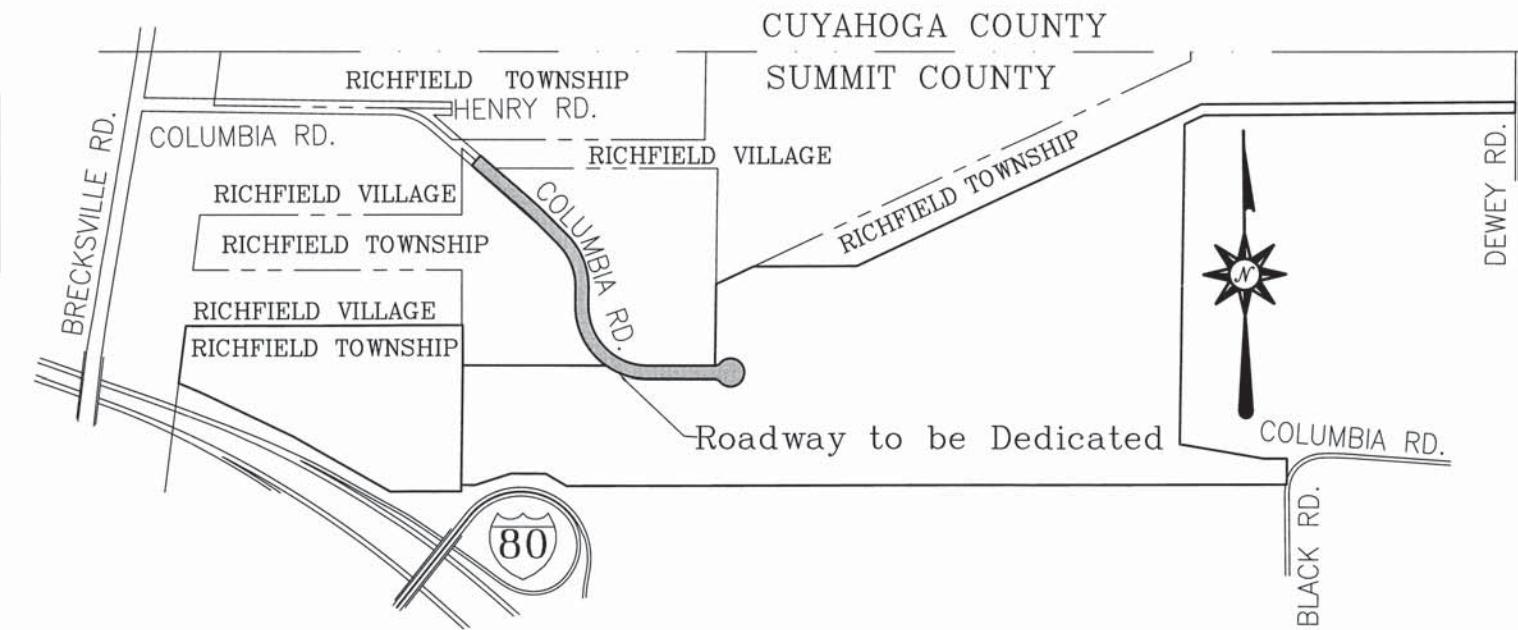
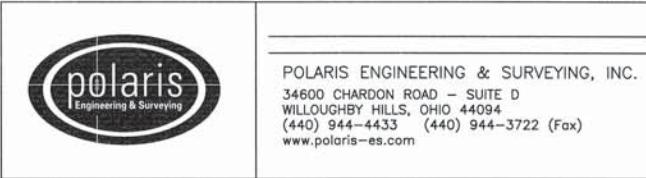
Preliminary Plan

Columbia Road Extension

Richfield Township - Summit County - Ohio

March 25, 2019

DESIGNED BY:



INDEX OF SHEETS

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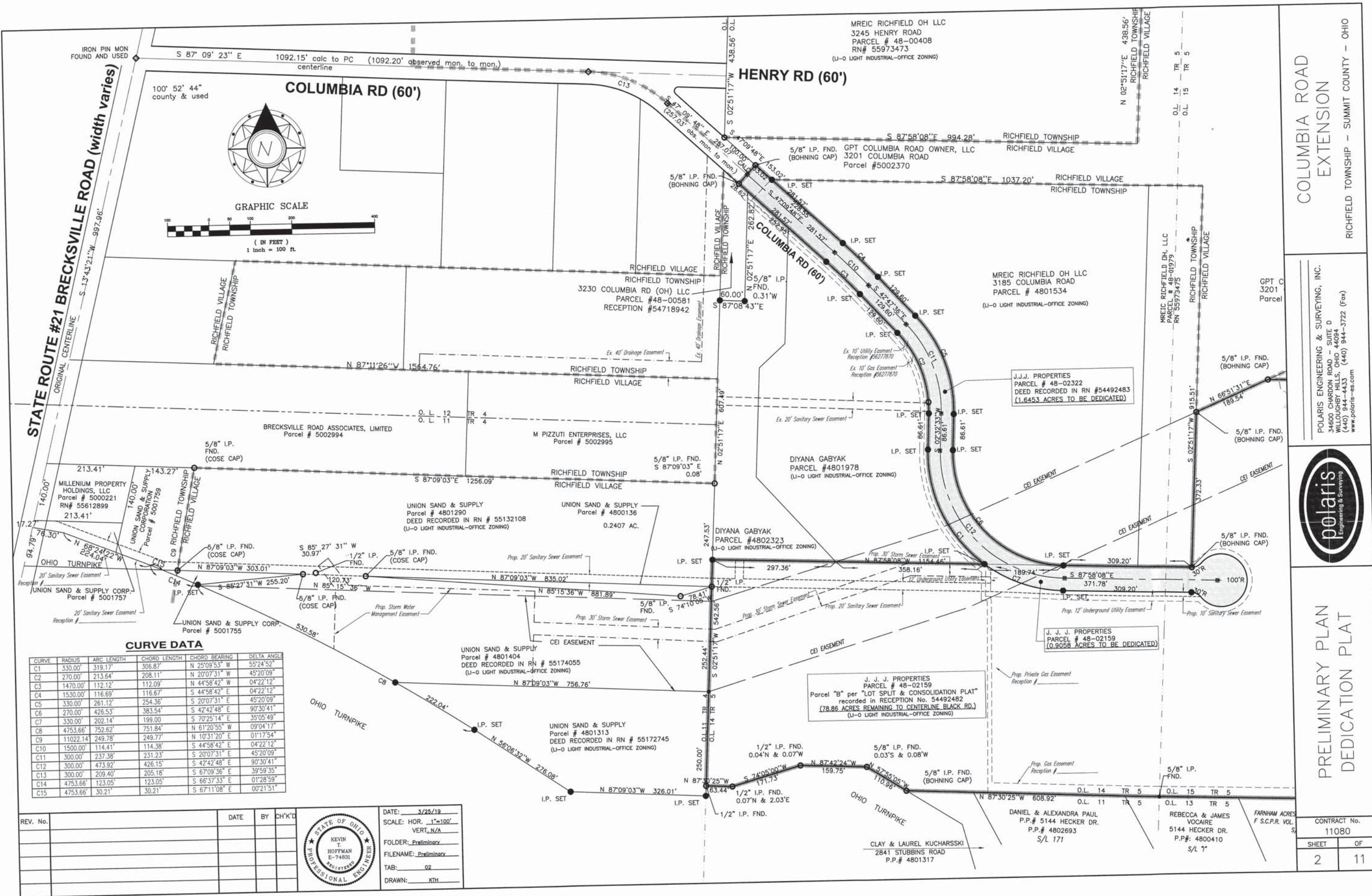
VICINITY MAP

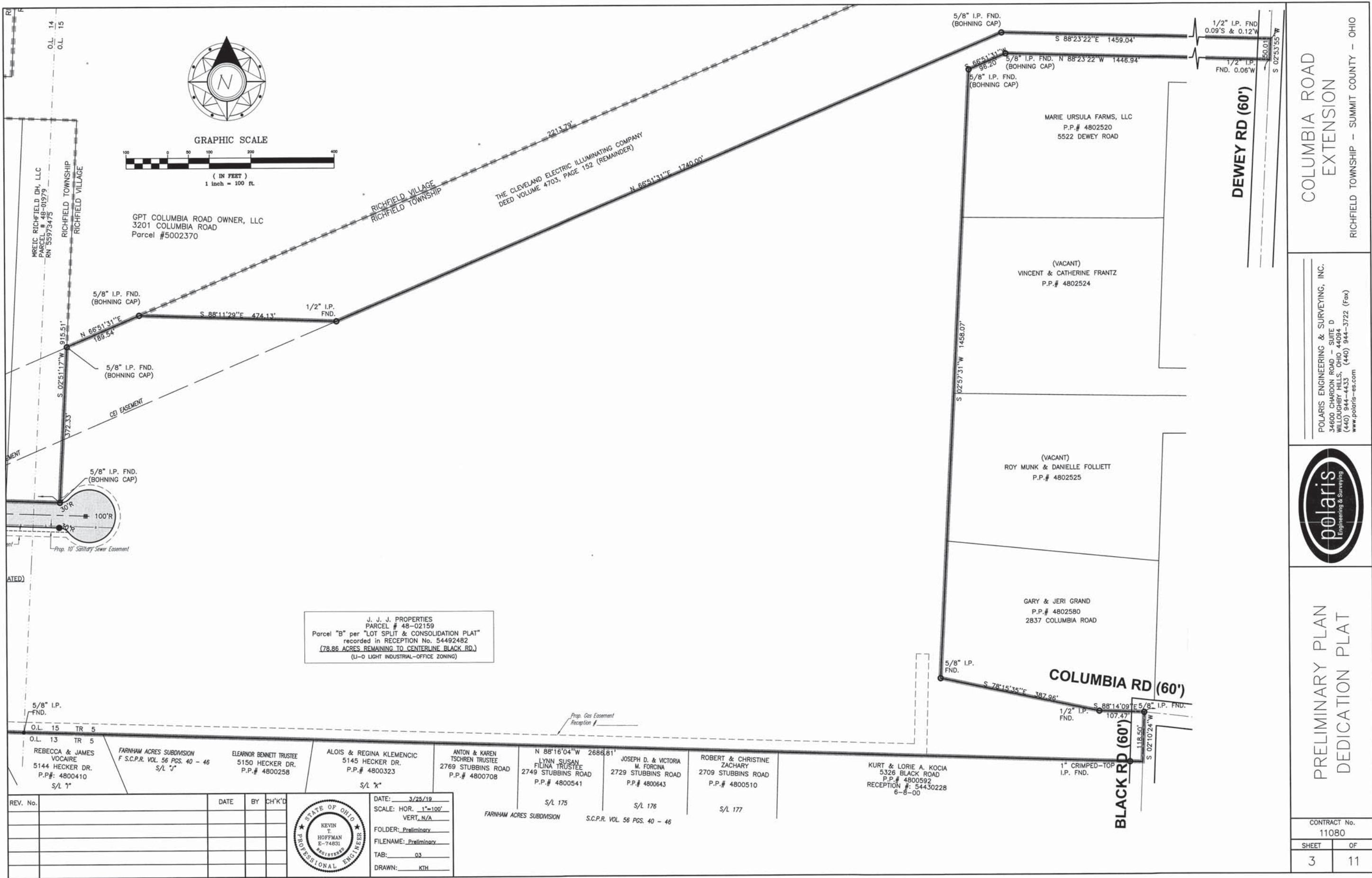
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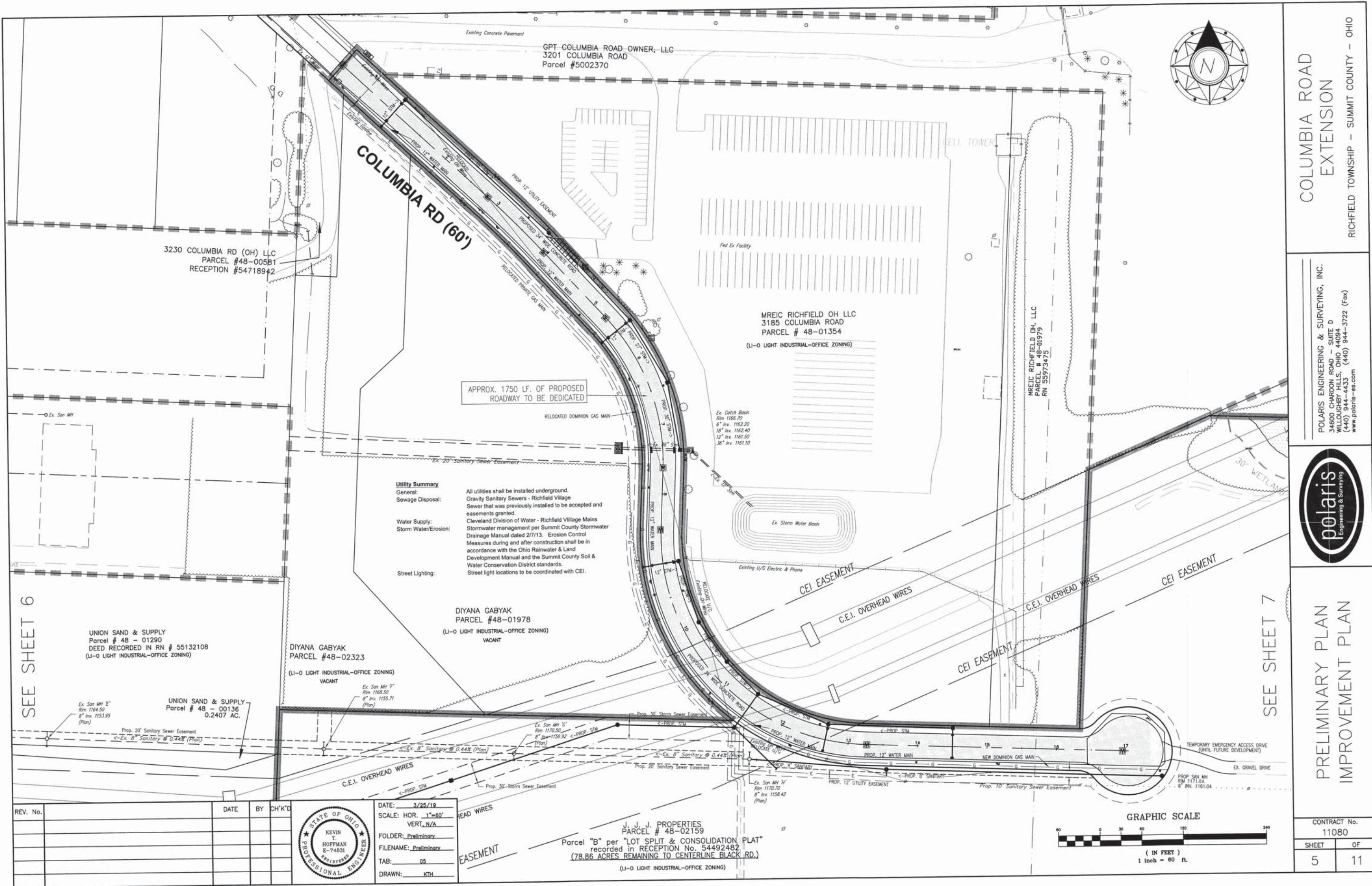

KEVIN T. HOFFMAN, P.E.

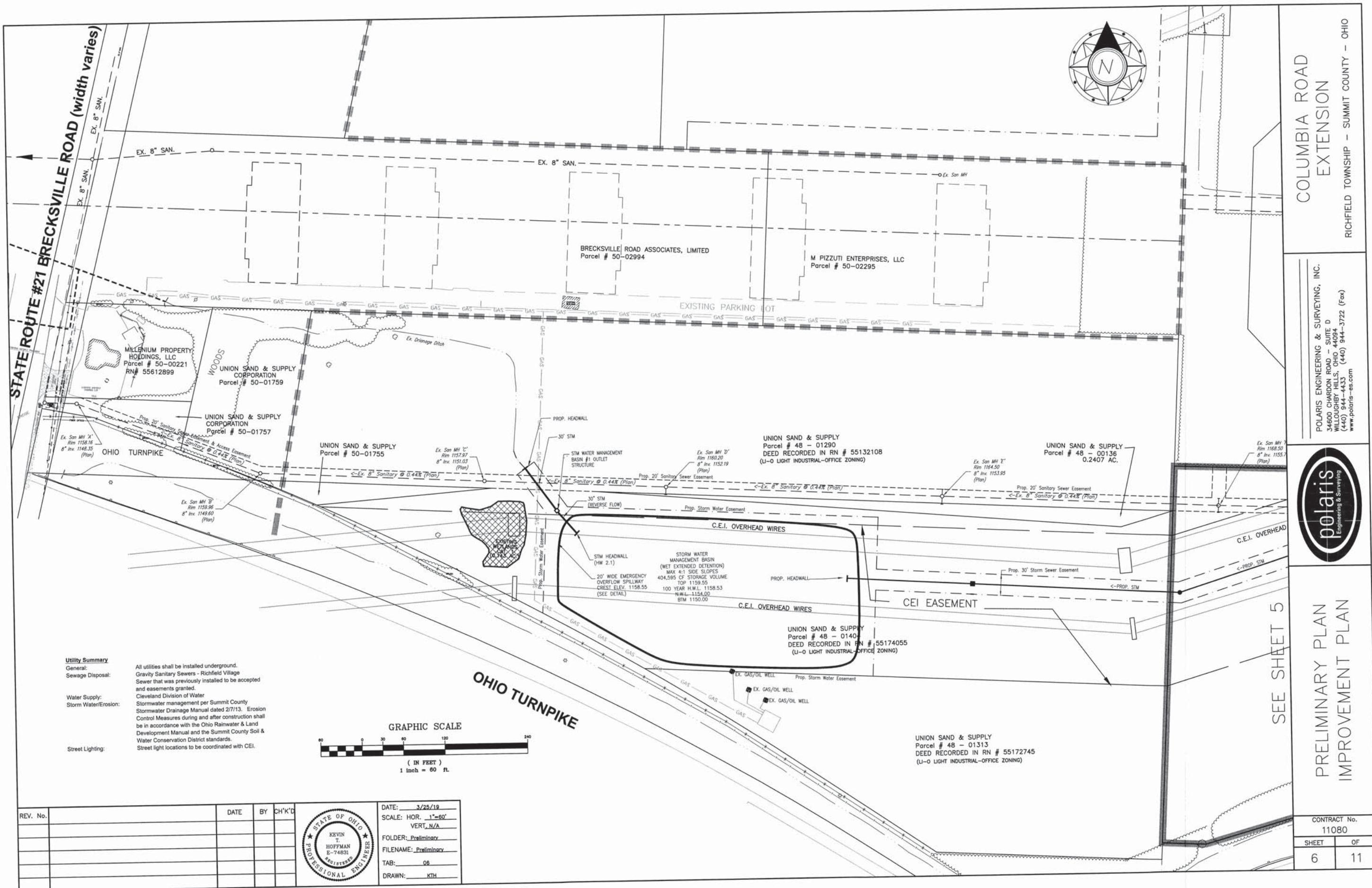


CONTRACT No.	11080
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1	11

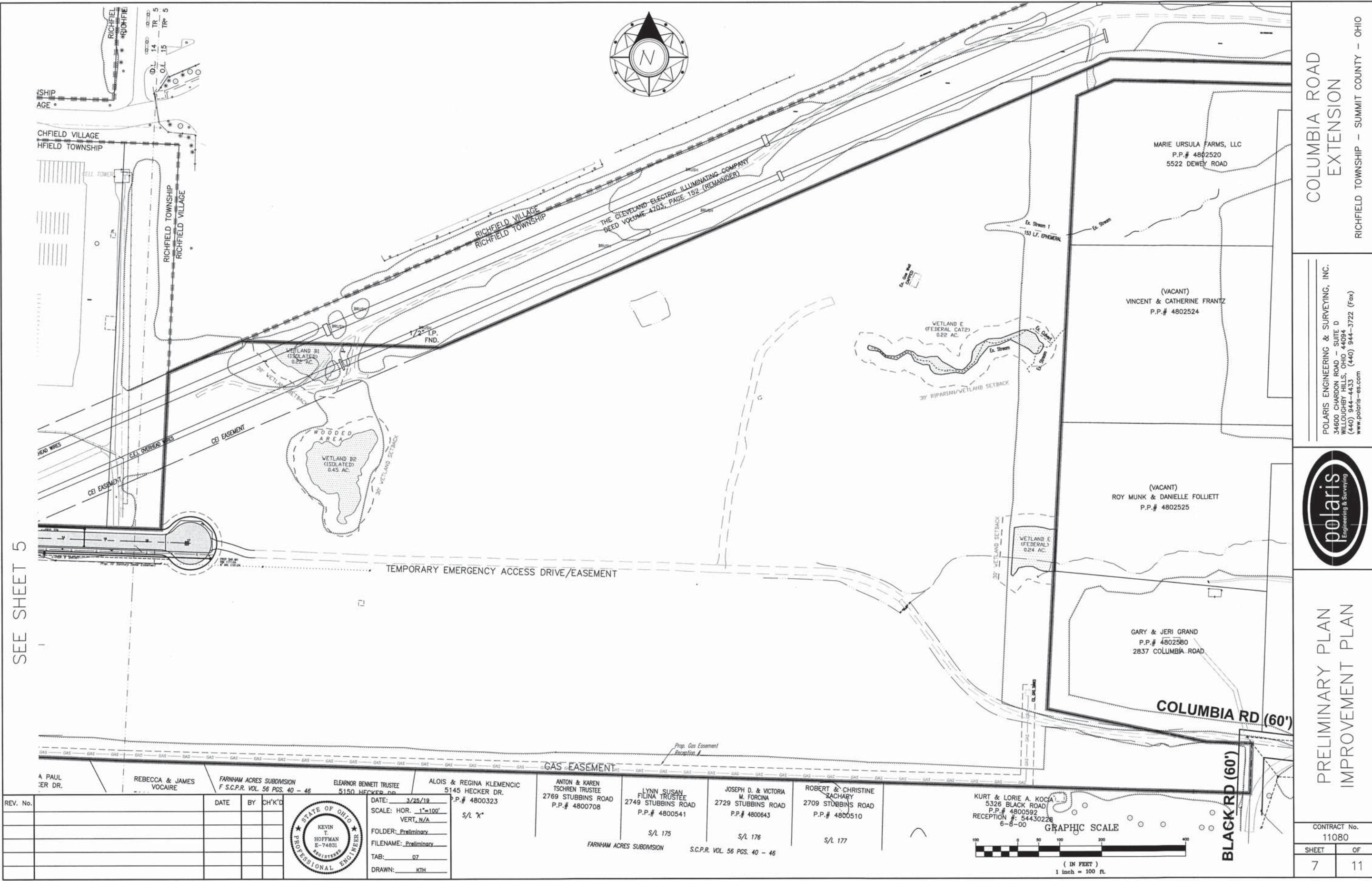








SEE SHEET 5



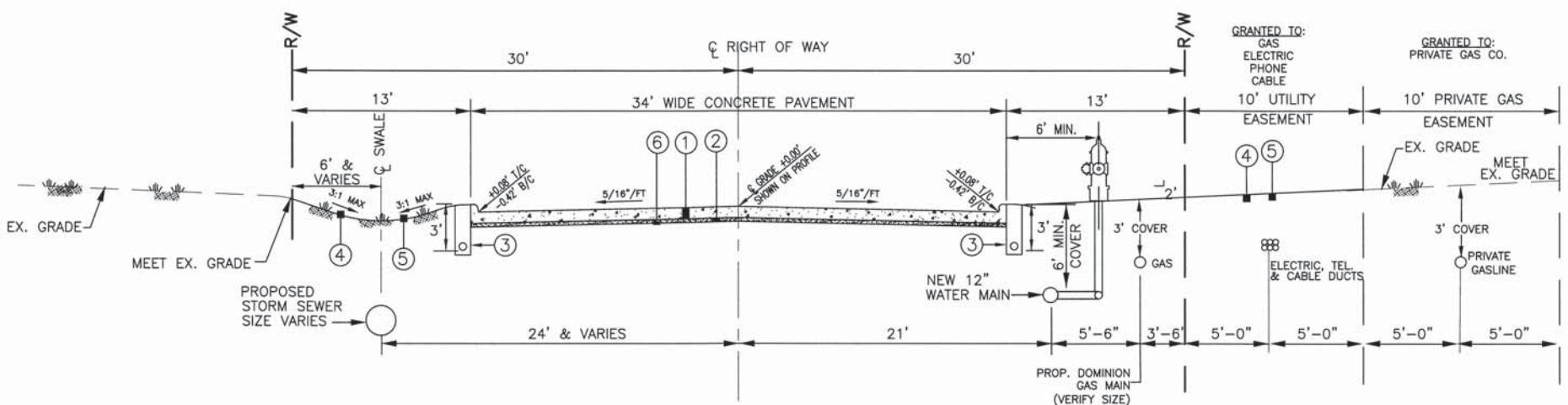
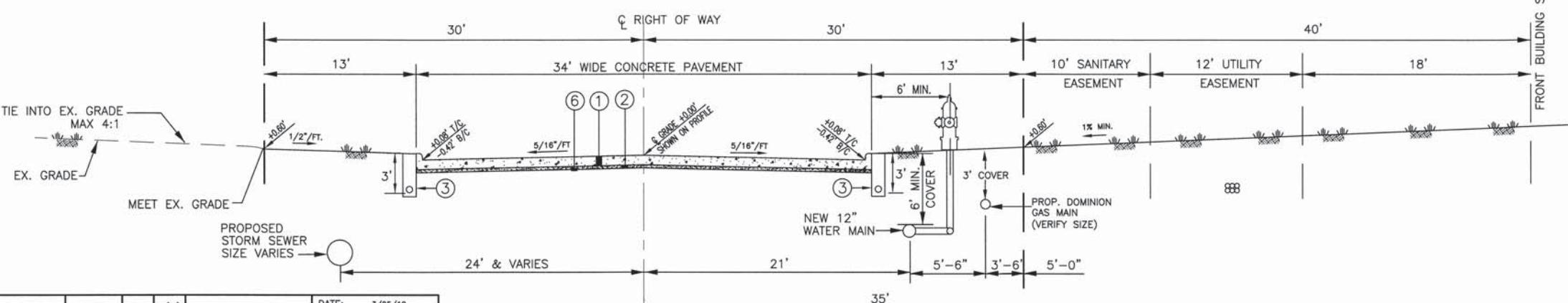
COLUMBIA ROAD EXTENSION

POLARIS ENGINEERING & SURVEYING, INC.
34800 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

PRELIMINARY PLAN
ROADWAY SECTIONS

O.D.O.T. SPECIFICATION REFERENCE

- ① ITEM 452 - 9" DEPTH NON-REINFORCED PLAIN PAVEMENT, 4" REINFORCED PLATE, 1/2" CEMENT CURB
- ② ITEM 304 - 4" AGGREGATE BASE, 703.17 MATERIAL
- ③ ITEM 605 - 4" DIA. PERFORATED UNDERDRAIN WITH GRANULAR FILTER AGGREGATE NO. 8.
- ④ ITEM 653 - TOPSOIL (T=4" OR ONSITE MATERIAL)
- ⑤ ITEM 659 - SEEDING AND MULCHING, CLASS 1
- ⑥ ITEM 204 - SUBGRADE COMPACTION AND PROOF ROLLING

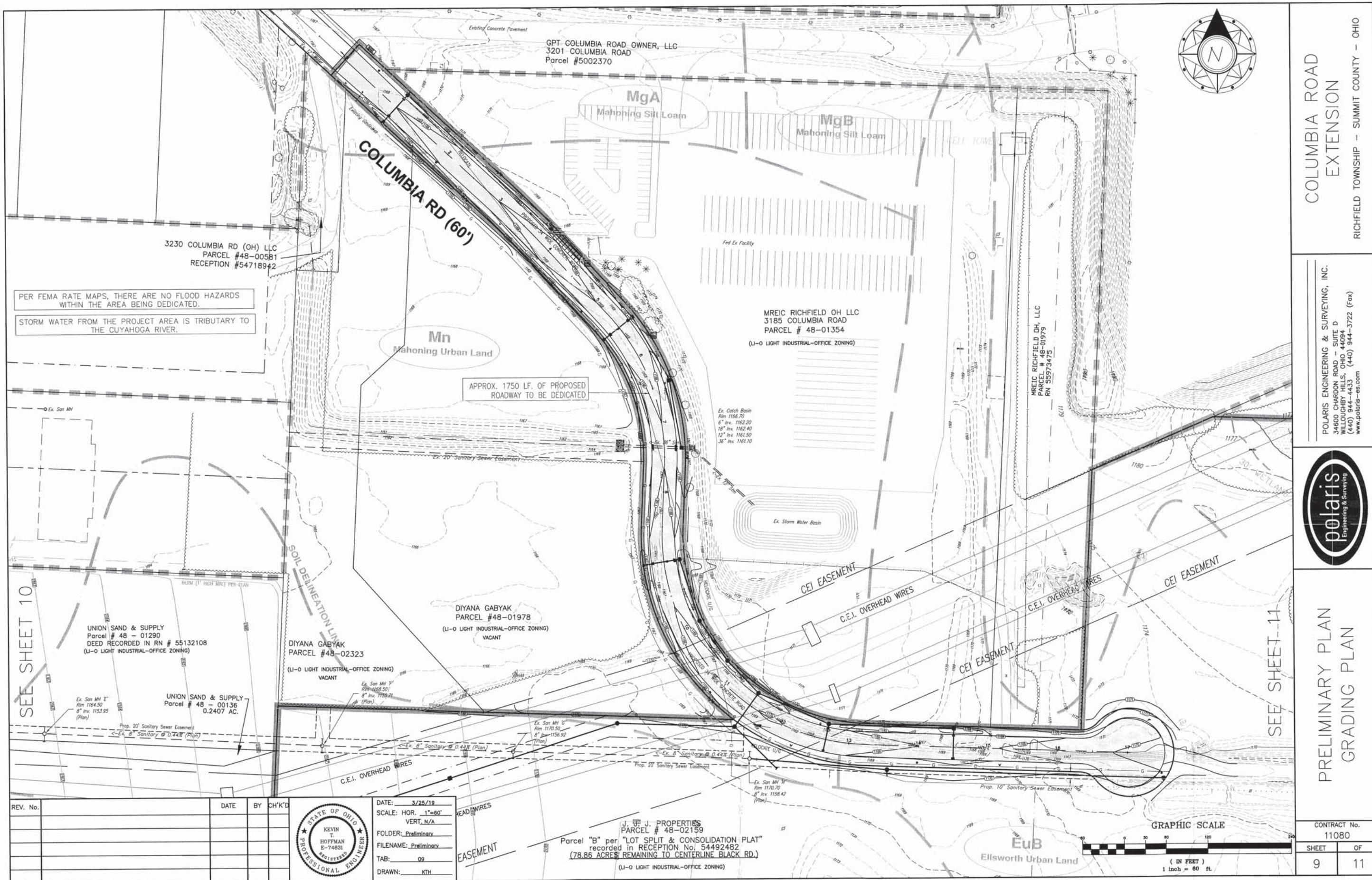
STA. 0+00 TO 7+50
TYPICAL SECTION COLUMBIA ROAD(LOOKING EAST)
NO SCALESTA. 7+50 TO 11+50
TYPICAL SECTION COLUMBIA ROAD(LOOKING EAST)
NO SCALESTA. 11+50 TO 16+50
TYPICAL SECTION COLUMBIA ROAD(LOOKING EAST)
NO SCALE

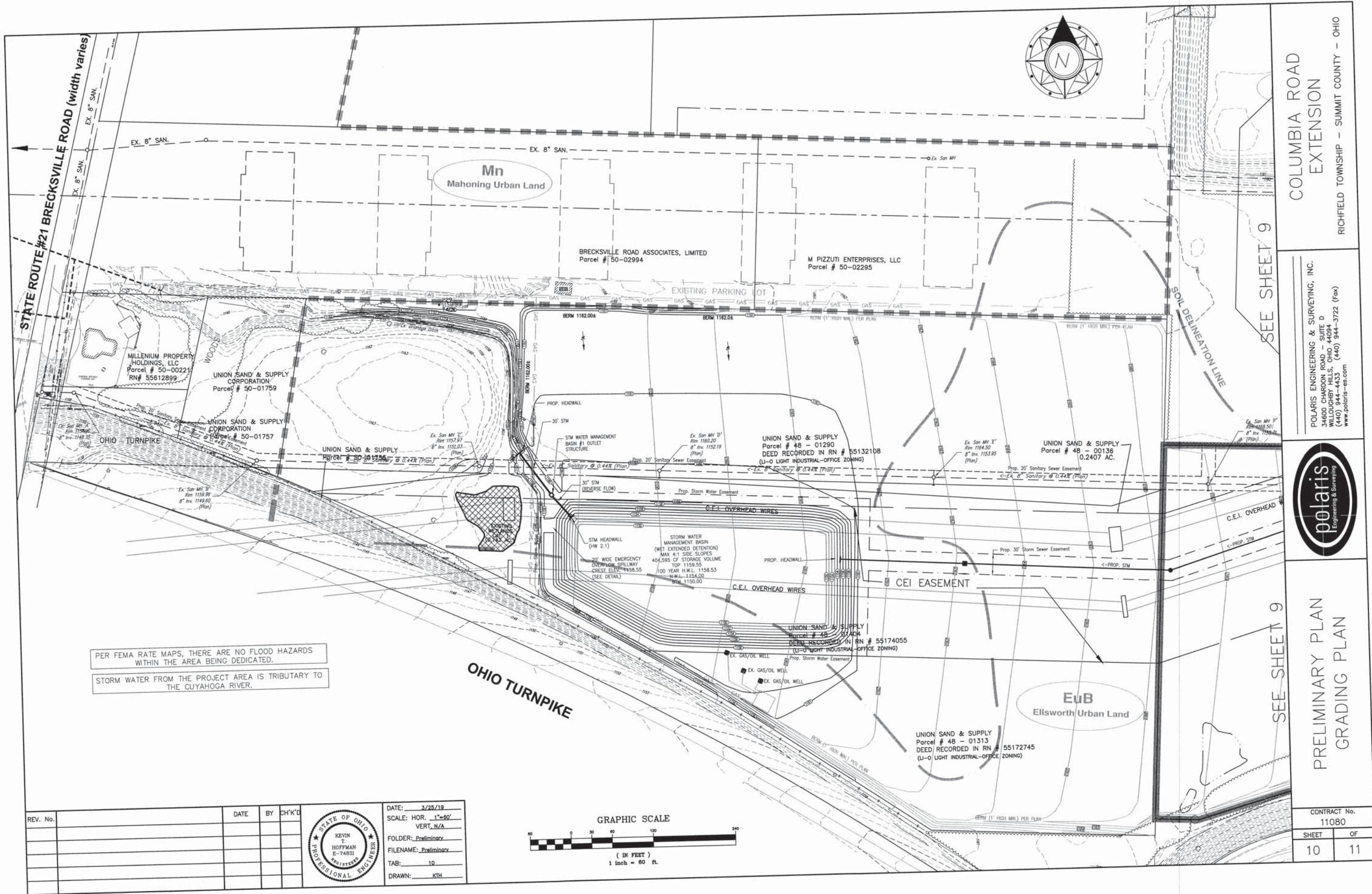
REV. NO.	DATE	BY CH'K'D

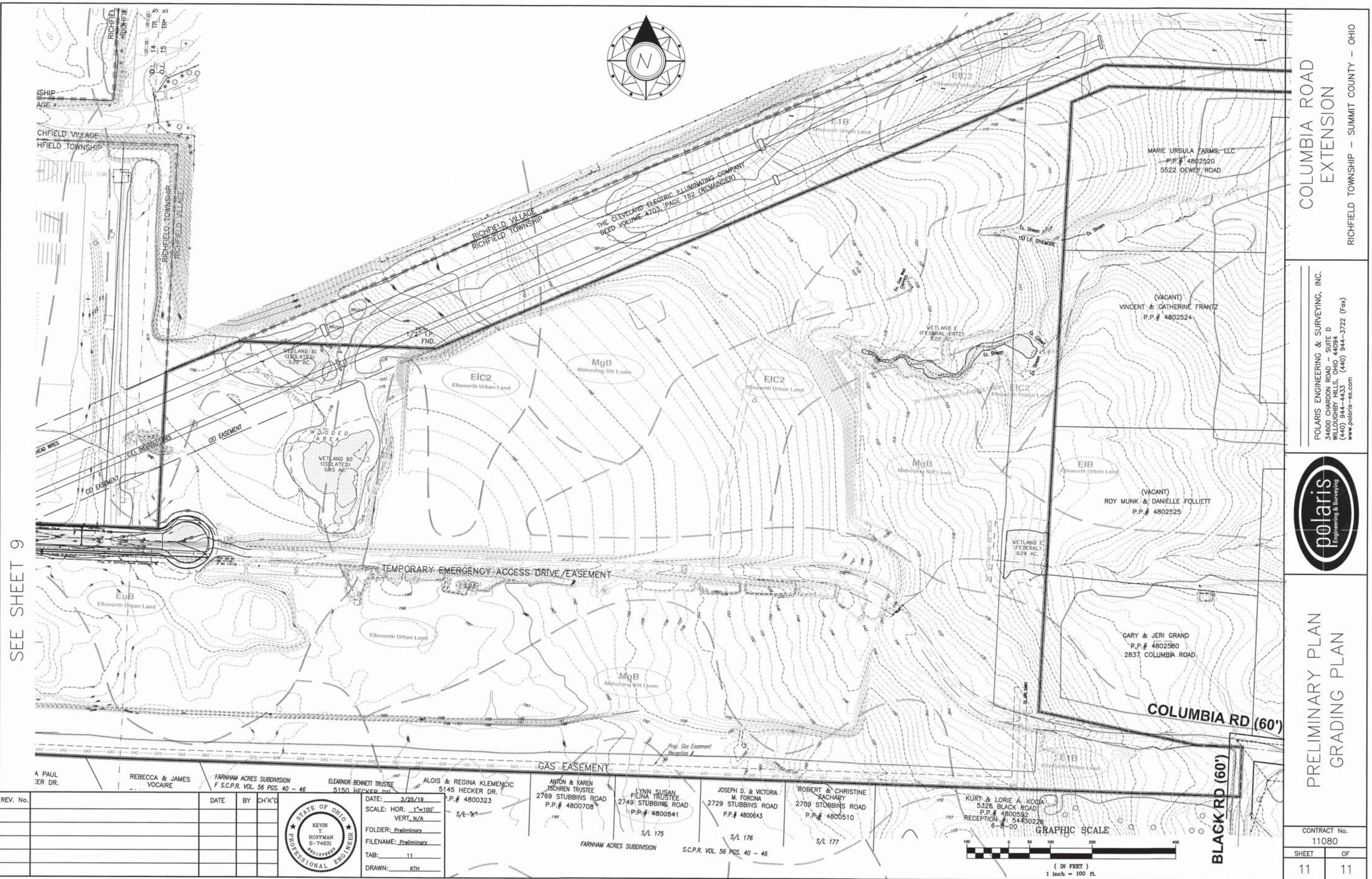


DATE: 3/25/19
SCALE: HOR. N/A
VERT. N/A
FOLDER: Preliminary
FILENAME: Preliminary
TAB: 08
DRAWN: KTH

CONTRACT No.
11080
SHEET OF
8 11









Planning Commission
Replat
Hickory Ridge Replat
Bath Township

EXECUTIVE SUMMARY

Located in Bath Township near the cul-de-sac terminus of Aspenwood Rd. The applicant is proposing to alter the lot line between sublots 12 and 13 creating sublots 12-R (3.045 acres) and 13-R (3.297 acres). This includes vacating the existing utility easement located between the lots.

Staff recommends: **Approval.**

Item No.:	2	Zoning:	Residential R-2
Meeting:	May 30, 2019	Area:	6.342 Acres
Applicant:	Sergio A. Carano	Lots:	2
Engineer:	CTL Engineering	Council District:	5, David Hamilton
Parcel No.:	0403636 & 0403637	Processor:	Stephen Knittel

Proposal: The applicant is proposing to alter the lot line between sublots 12 and 13 creating sublots 12-R (3.045 acres) and 13-R (3.297 acres). This includes vacating the existing utility easement located between the lots.

Site Conditions: There are no site conditions that would cause issue from the proposed Replat.

Township Zoning: The site and its surroundings are zoned R-2 Residential.

Agency Comments:

Summit County Engineers Office: Bob Warren: *There has been some construction that extends towards the proposed easement vacation [that needs to be shown] and a bearing missing from one side of the property.*

Summit County Public Health: Ali Capoun 5/21/2019: No issues or comments regarding the easement vacation.

Staff Comments:

- This Replat must be heard by the SCPC as it includes substantial changes as defined in the Subdivision Regulations as “include[ing] road or major easement (access, emergency

access, stormwater, sewer, waterline, or other public utility) reconfiguration, increase in the number of lots, or decrease in the area or change in the specified use of blocks.”

- The verbiage on the original plat mentions that the Summit County Health Department can determine that the restrictions are no longer required.
- The Summit County Public Health Department has no issues with the proposed replat.

Recommendation: It is Staff’s recommendation that the SCPC **Conditionally Approve** the replat with the condition of making the corrections the SCE office noted.

HICKORY RIDGE ALLOT NO. 2 REPLAT

CREATING SUBLOTS 12-R AND 13-R

BEING A REPLAT OF SUBLOTS 12 AND 13 OF THE

HICKORY RIDGE ALLOTMENT NO. 2 AS RECORDED IN

PLAT BOOK 118, PAGE 59, 60 AND 61 OF THE SUMMIT COUNTY RECORD OF PLATS

SITUATED IN THE TOWNSHIP OF BATH, COUNTY OF SUMMIT AND STATE OF OHIO

AND KNOWN AS BEING PART OF TOWNSHIP LOT 60

WE THE UNDERSIGNED OWNERS AND HOLDERS OF LEADS AND OTHER
INTERESTS AND TO THE LANDS ENBRACED WITHIN THIS SUBDIVISION DO
HEREBY DECLARE THAT IT IS TO BE OUR FREE ACT AND DEED, AND DO HEREBY
DEDICATE TO PUBLIC USE FOREVER THE STREETS, EASEMENTS AND PARKS KNOWN
UPON THIS PLAT.

OWNERS

OWNERS AND UNDERSIGNERS

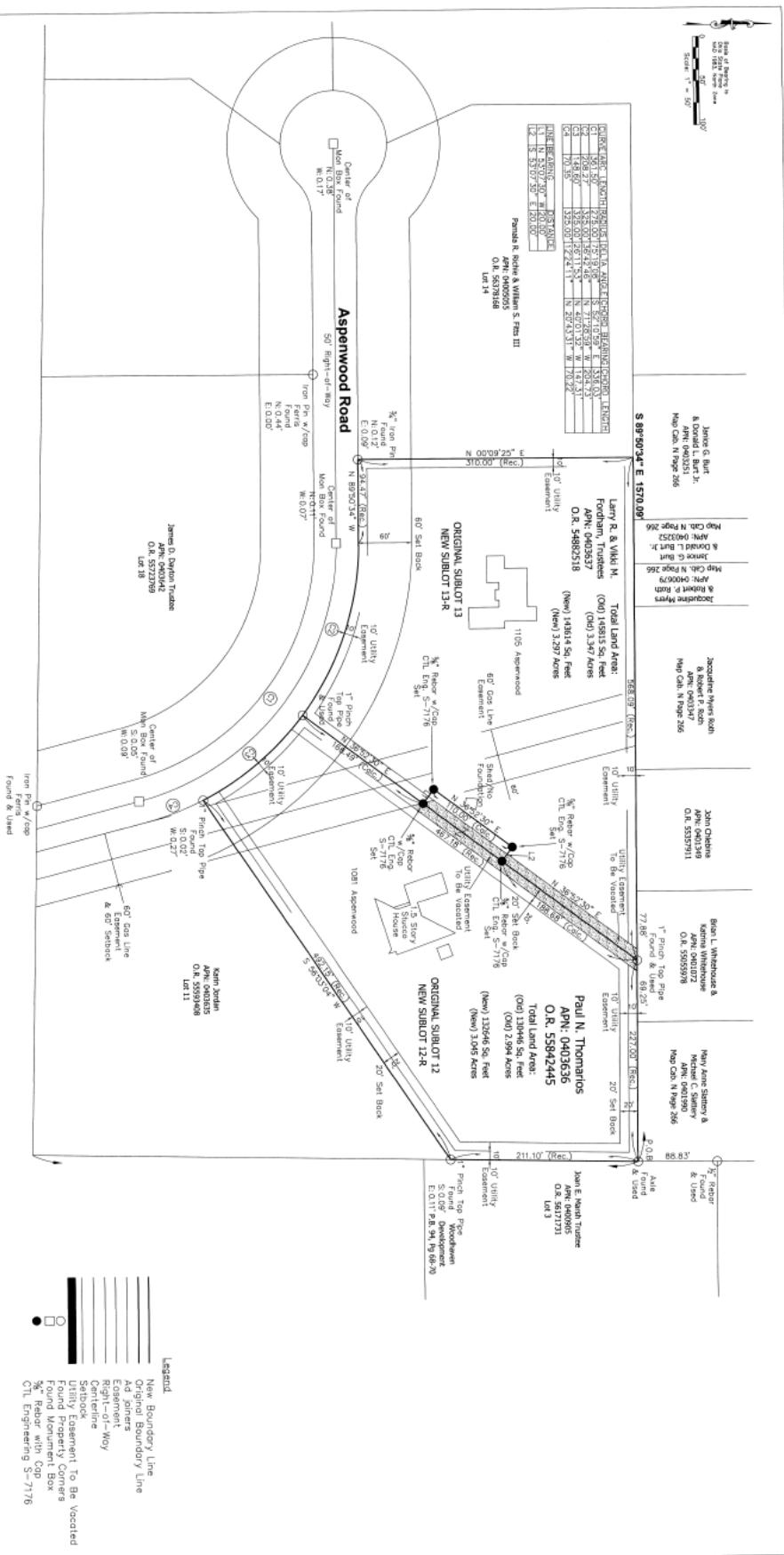


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WITNESSES



ss



CTL Engineering Inc.
 1450 Main St., Suite 110
 Akron, Ohio 44311
 Phone: 330-964-1590
 Fax: 330-994-1597
**ANNUAL ENVIRONMENTAL AUDITING &
 CONSTRUCTION OBSERVATION**

WILHELM FUNK

THIS _____ DAY OF _____ 2011
PLANNING COMMISSION

Basis of Bearing is Ohio State Plane NAD 1983, North
Zone
Monuments set as noted on the drawing
Icon Driv. Set ~~100'-0"~~ x 30' remains near "C1L
Engineering S-7174

Entered: 11/09/2018



Planning Commission
Zoning Text Amendment
Business Corridor Regulations
Boston Township

Item No.: 3
Meeting: May 30, 2019
Applicant: Boston Township Zoning Commission
Proposal: **Business Corridor Regulations**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Northfield Center Township Zoning Resolution be amended in regards to the township's business corridor regulations, amendments include Chapter 7 Business Corridor, Chapter 12 Signs, Chapter 2 Definitions and Chapter 8 Conditional Zoning Certificates.

Proposed Text Amendments: Text that is struck through is text proposed for deletion, new proposed text is underlined.

Recommended Amended Chapter 7 BUSINESS CORRIDOR DISTRICT REGULATIONS

700 PURPOSE

It is the purpose of the Business Corridor District to accommodate office, professional, personal services, limited retail uses, and light industry while providing a buffer for the residential areas from high traffic routes and the impacts of business uses, and to enhance the financial stability of Boston Township.

701 PERMITTED USES

- 1). Banks, Financial Institutions.
- 2). Medical or dental clinics, offices or laboratories
- 3). General or Professional Offices
- 4). Educational Facilities
- 5). Neighborhood-oriented personal services
- 6). Neighborhood oriented retail businesses
- 7). Retail businesses including clothing, jewelry, florist, garden center, general merchandise
- 8). Place of assembly
- 9). Library, museum
- 10). Public buildings
- 11). Restaurants –Table Service
- 12). Nursing Care Facility.

702 CONDITIONALLY PERMITTED USES

- 1) Automobile Filling Station subject to Section 802(3)
- 2) Automotive and recreational vehicle sales and rental; Vehicle repair and services subject to Section 802(4).
- 3) Bed and breakfast establishments subject to Section 802(7)
- 4) Hotels and motels
- 5) Restaurants -Carry-Out
- 6) Distributor's warehouses and sales offices subject to Section 802 (5)
- 7) Light Industry subject to Section 802 (6)
- 8) Commercial Recreation subject to Section 802(11).
- 9) Sexually oriented businesses as defined in Article II and subject to the conditions of Section 802(9)(a)(b)(c)(d) (e) (f) (g) and (h)
- 10) Nurseries and garden supplies subject to Section 802 (10)
- 11) Tool and equipment rental subject to Section 802(12) and Section 802(16)
Outdoor Storage if applicable
- 12) Day care facility—subject to Section 802(13)
- 13) Veterinary Clinic
- 14) Similar Use.
- 15) Drive-Through Facility (Drive-in/Drive-up), accessory to a permitted or conditionally permitted main use, and subject to Section 802(14).
- 16) Loading Facility/Space, accessory to a permitted or conditionally permitted main use, on a lot located west of Akron-Cleveland Road, subject to Section 802(15).
- 17) Outdoor Storage. Outdoor storage of materials, parts, equipment, vehicles, or completed products may be approved as a conditional use subject to a site plan which identifies items to be stored, storage location(s), methods of enclosure, landscaping, maximum height of stored items, and other conditions deemed necessary to minimize the impacts of outdoor storage. subject to Section 802(16).

703 LOT REQUIREMENTS

- 1). Minimum Lot Area: One (1) acre.
- 2). Minimum Lot Width: 150 feet
- 3). Minimum Lot Frontage: 150 feet except for 75 feet when the full lot frontage is on cul-de-sac
- 4). Minimum Lot Depth: 250 feet.

704 DESIGN STANDARDS

- 1). Lot Coverage shall be not more than 25%.
- 2). Landscaped area shall not be less than 30 percent.

705 SETBACK REQUIREMENTS

<u>Building or use</u>	<u>Minimum Front Setback</u>	<u>Minimum Side Setback and Rear Setback</u> <u>(Minimum width from side yard line, rear yard line, or additional street frontage)</u>
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	<u>(Minimum depth from right-of-way)</u>	<u>Abuts Residential zoning district</u>	<u>Abuts Lot in BC or SRB District</u>	<u>Abuts 2nd Street Frontage</u>
<u>Any permitted main building or use</u>	<u>50</u>	<u>50</u>	<u>20</u>	<u>50</u>
<u>Conditional Uses:</u>				
<u>Buildings</u>	<u>50</u>	<u>50</u>	<u>20</u>	<u>50</u>
<u>Outdoor Display</u>	<u>30</u>	<u>50</u>	<u>10</u>	<u>50</u>
<u>Outdoor Storage</u>	<u>Not permitted</u>	<u>50</u>	<u>20</u>	<u>50</u>
<u>Accessory Building</u>	<u>50</u>	<u>50</u>	<u>20</u>	<u>50</u>
<u>Parking Area</u>	<u>30</u>	<u>50</u>	<u>10</u>	<u>30</u>
<u>Loading Facility</u>	<u>50</u>	<u>50</u>	<u>20</u>	<u>50</u>
<ul style="list-style-type: none"> • All distances measured in feet • 2nd street means any additional street frontage where a lot has frontage on more than one street 				

- 1) Minimum Front Yard Depth: Front Yards: Additional Standards
 - a. Except for access drives and sidewalks, the front thirty (30) feet of the required front yard (s) shall be landscaped as provided in this Resolution.
 - b. On all corner lots or other parcels having frontage on two or more streets, the minimum front yard depth and front yard landscaping shall be provided on each street frontage.
- 2). Rear Yards: Additional Standards
 - a. An accessory building shall only be located in the rear yard or in a side yard that does not abut a street frontage.
 - b. On corner lots or other parcels having frontage on two or more streets, the rear yard shall be on the side of the lot located behind the front yard which is located on the major highway, or behind the front yard which has the most frontage on a major highway.
 - c. On corner lots having equal or nearly equal frontage on two major highways or on no major highways, but on two or more township roads, the rear yard may be designated by the lot owner with approval of the Zoning Inspector to be opposite either one of the front yards.
 - d. For the purposes of b. and c. above "major highway" means Akron-Cleveland Road or Kendall Park Road.

706 YARDS ADJOINING LAND IN A RESIDENTIAL DISTRICT

All side and rear yards adjoining residentially-zoned land, shall be maintained as open buffer yards to a depth of at least 50 feet, shall not be utilized for any business, parking, or storage purpose, and shall be landscaped. as provided in this Resolution.

707 BUILDING REQUIREMENTS

- 1). The height of a permitted main building shall not exceed 35 feet except as provided below.

- 2). Building height not greater than 60 feet may be approved as a conditionally permitted use provided that:
 - a. The Board of Zoning Appeals determines on the basis of information from the Fire Department and other safety officials that the building will comply with applicable safety standards;
 - b. The building is set back at least 200 feet from any residential zoning district.
- 2). Appurtenant features such as chimneys, sky lights, domes, elevator penthouses or similar feature which are an integral part of the building may be constructed above the height limit but in no case shall such feature exceed ten feet above the maximum height of 35 feet.
- 3). Accessory buildings shall not exceed 18 ft. in height.
- 4). Exterior building equipment which generates noise, including but not limited to HVAC equipment, fans, pumps, engines, turbines, compressors, generators, motors, or similar devices, equipment or apparatus shall be located on the building or site in a manner which prevents noise transmission to nearby residential neighborhoods. Exterior building equipment shall not generate sound or noise which exceeds 55 db (55 decibels) as measured by a sound level meter at any line of a residential zoning district.
- 5.) Building equipment mounted on the roof of a building (including but not limited to air conditioning components and other ventilation equipment) shall be surrounded by parapets or other screening to prevent view of the equipment from surrounding lots.

708 SIGNAGE - Moved to Chapter 12 Sign Regulations

708 SITE ACCESS REQUIREMENTS

Vehicular access facilities from public roads to lots including but not limited to curb cuts, drive aprons, and drives shall be installed in accordance with the requirements of the Summit County Access Management Manual and shall be subject to any permits required by the Summit County Engineer and Boston Township.

709 LANDSCAPING REQUIREMENTS

- 1) Purpose. Landscaping, buffering, and screening shall be provided with the purposes of minimizing impacts among uses, promoting attractive properties and districts, reducing environmental impacts of buildings and pavements, and other benefits. An important purpose is reducing impacts between business uses and residential areas.
- 2) General Standards
 - a. Property owners are encouraged to utilize landscape design professionals to plan the landscaping of their properties with the intent of creating attractive, maintainable and durable landscapes which contribute to the value of their properties.

- b. A landscape plan shall be submitted when any new building, building addition with a floor area greater than 25% of the existing building, new parking area greater than 25% of the existing parking area, or a new loading facility is proposed to be constructed. A landscape plan shall be submitted for review with any application which requires site plan review. The landscape plan shall cover all existing developed areas of the subject lot as well as those proposed to be developed and shall demonstrate compliance in all areas with the requirements of this Resolution.
- c. Landscaping which is approved in a landscape plan shall be installed and maintained at all times during which the subject building, parking areas, or other facilities remain on the lot. Failure to replace missing, damaged or dead landscape elements shall be a violation of this Resolution. Replacement shall occur within 60 days or when soil conditions permit.
- d. The installation of native plants is encouraged.
- e. Landscaping subject to a landscape plan shall be installed within 120 days of completion of building or parking lot construction or when soil conditions permit.

3) Frontage Landscaping Strip

- a. A landscape strip shall be installed and maintained along the entire frontage(s) of the lot to a depth of at least ten (10) feet from the right-of-way.
- b. Within the landscape strip, only approved tree, shrubs, other plants, earth mounds, other landscape features, permitted signs, driveways, and walkways shall be permitted.
- c. Within the landscape strip, at the rate of every 35 feet of frontage, the following shall be planted: a minimum of one two-inch caliper deciduous tree or small flowering tree and five shrubs. A creative arrangement of these elements is encouraged.
- d. Earth mounds, low walls, or other decorative elements shall not be constructed higher than two-and-one-half feet above grade.
- e. Landscape elements shall be arranged so that they do not obstruct safe vision for drivers and shall not disrupt drainage.

4) Building Façade Landscaping

- a. Landscaping shall be installed along the side(s) of buildings which are parallel to street frontages of the lot. Landscaping shall be installed within 20 feet of the sides and shall extend to a depth of at least 10 feet along at least 75% of the length of the side(s).
- b. Landscaping shall include a combination of deciduous trees, evergreen trees, deciduous and evergreen shrubs, and groundcovers.
- c. Deciduous trees shall be planted at the rate of three (3) trees for every 100 feet of building façade.
- d. Ground surfaces in landscape areas shall be maintained in mulch, grass, or groundcover.

5) Parking Area Landscaping

a. General

1. Large, unbroken parking areas shall be avoided. Traffic, or directional islands in combination with trees and plantings shall be used to divide large parking areas into smaller segments

b. Interior of Parking Lot.

1. Any parking area designed with twenty (20) or more parking spaces shall provide landscaped islands and peninsulas distributed throughout the parking area (parking spaces and aisles). The area of islands and peninsulas shall be at least ten percent (10%) of the total area of the parking lot.
2. Each island and peninsula shall be at least ten (10) feet wide and shall contain at least one (1) shade tree, minimum six feet height and 2-inch caliper at time of planting.
- c. Perimeter of Parking Lot. One shade tree (minimum six feet height and 2-inch caliper at time of planting) shall be planted for each thirty (30) feet of perimeter of the parking lot and not more than thirty (30) feet from the edge of pavement.
- d. Landscaping shall be used to screen parking areas from adjacent properties to the sides and rear of the property.

6) Yards Adjoining Land in a Residential District

In all side and rear yards abutting residential districts, the following minimum landscape improvements are required to be installed and maintained:

a. Wood Fence(s)

- A wood fence (or fences) shall be installed parallel to rear and side lot lines abutting residential districts.
- Fences shall be 6 feet in height.
- Fences shall be weather-resistant wood stockade, board-on-board, or similar design to provide opaque appearance.
- Fences shall be located at least twenty (20) feet from the residential district line.
- In a side yard, the fence shall extend from a point fifty (50) feet from the right-of-way line to a point at least fifty (50) feet closer to the rear lot line than any building, parking, or other use.
- In a rear yard, the fence shall extend across the entire width of the lot except for its point of connection to a similar fence in the side yard.

b. Earth Mounds, Masonry Walls.

- Earth mounds, masonry walls, or combinations thereof may be installed in lieu of parts or all of required fences.
- Mounds or walls shall be a least six (6) feet in height and sloped to ensure stability and minimize erosion.

- Mound surfaces shall be planted or mulched to minimize erosion.
- Mounds shall be located and constructed to prevent storm water runoff impacts on abutting properties.
- c. Trees and Shrubs.
 - A minimum of one (1) evergreen shrub shall be planted on the residential district side of the fence (or mound or wall) for each ten (10) feet of fence length.
 - A minimum of one (1) shade tree (minimum six feet height and 2-inch caliper at time of planting) shall be planted for each 2,500 square feet of required side and rear yard.
 - Locations of trees and shrubs need not be uniform or equally spaced but should be arranged to promote effective buffering of residential areas and attractive appearance.

7) Miscellaneous

- a. Waste Receptacles/Dumpsters
Waste receptacles shall be screened on all sides by a six foot high solid fence/ wall.
- b. Fences
 - Fences shall be constructed of wood, vinyl, iron, decorative aluminum, stone/brick, or decorative block.
 - Retaining-walls shall be stone, decorative wall systems, or brick.
 - Chain link fences shall only be permitted in the side and rear yards of lots, but not in yards which abut a residential district.
 - Fences shall not exceed six (6) feet in height.

710 LIGHTING REQUIREMENTS

These lighting requirements regulate outdoor lighting with the purposes of encouraging adequate lighting needed for business uses, reducing or preventing light pollution, minimizing lighting impacts on surrounding properties (especially residential districts), and encouraging efficient lighting.

710.01 Lighting Definitions

NOTES:Per Zoning Commission discussion 9 Oct 2018, keep lighting-related definitions in this Chapter 7 with the above lighting regulations but also add reference to them in Chapter 2 Definitions

For the purpose of this section, the following definitions shall apply.

- (a) Foot-candle. A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.
- (x) Luminaire. The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to

distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

- (b) Fully shielded luminaire. A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
- (c) Glare. Direct light that causes annoyance, discomfort or loss in visual performance and visibility.
- (d) Luminance. The quantity of light arriving at a surface divided by the area of that surface measured in foot-candle.
- (e) Light trespass. Light (emitted by a luminaire) that falls outside the boundaries of the property on which the luminaire is installed, where it is neither wanted or needed.
- (f) Measurement
 - (1) Light levels shall be measured in foot-candles with a direct reading, portable light meter.
 - (2) Measurement shall be taken at the property line along a horizontal line at a height of three and one-half (3.5) feet above the ground.

710.02 Requirements

- a. Applicability. All outdoor luminaires in the BC District shall be subject to these regulations.
- b. Lighting Plan Required. A photogrammetric plan shall be submitted with any application for a zoning certificate, site plan, or conditional use permit. The lighting plan shall provide the following information:
 1. The locations of all exterior existing and proposed luminaires, including all building-mounted and freestanding luminaires and proposed luminaire heights.
 2. Luminaire details including manufacturer model and style, a drawing or photograph of the luminaire, and lamp types (low pressure sodium, metal halide, LED, etc).
 3. Hours of use of the luminaires.
 4. Proposed intensity levels of lighting throughout the site and an area extending a minimum of 30 feet onto adjacent properties indicating footcandle measurements.
 5. Any additional information required to determine compliance with this Resolution.

- c. Protection of Residential Districts.
 - 1. Exterior luminaires shall be located, screened or shielded to prevent direct illumination onto, and minimize other light trespass onto, lots in residential districts.
 - 2. Light Trespass. The maximum level of light trespass at a property line shall be 0.5 foot-candles.
- d. Fixture Standards
 - 1. Luminaires which are not fully shielded shall only be installed for decorative purposes or for general lighting of pedestrian areas and shall only be located within 30 feet of the main building. The maximum height of any shall be 12 feet.
 - 2. The maximum height of any fully shielded luminaire shall be 18 feet.
 - 3. Canopy lighting shall be by means of fully shielded off luminaires only.

710.03 Exceptions

The following shall be exempt from above regulations:

- (a) Decorative outdoor lighting fixture with bulbs of less than 10 watts and 70 lumens, installed seasonally.
- (b) Temporary construction or emergency lighting provided such lighting is discontinued immediately upon completion of the construction work or abatement of the emergency requiring such lighting.

711 SITE PLAN REVIEW AND CONFORMANCE

711.1

Prior to the issuance of a zoning certificate for any permitted or conditionally permitted use listed in this Chapter, a site plan shall be prepared, submitted for review, and acted upon, all as specified in Chapter 8.

712 LOADING FACILITY/SPACE REQUIREMENTS

In addition to the provisions of Section 1104, Off Street Loading Space Requirements, loading facilities in the BC District shall comply with the following and with Section 802(15) if applicable:

- 1. The loading facility shall be accessory to a main use.
- 2. Vehicle waiting spaces and stacking lanes shall not be located in drives required for access to parking spaces.
- 3. Speakers shall be installed and operated so that sound is not audible on land zoned for residential use.
- 4. No part of an off-street loading space (including doors larger than 36"x80", vehicle doors, docks, truck maneuvering areas, entry and exit drives) shall be located closer than one hundred (100) feet to a residential district.

5. Entry and exit drives providing access to loading spaces shall only access Akron-Cleveland Road or Kendall Park Road unless approved as a conditional use for a Loading Facility/Space.

CHAPTER 12 SIGNS

Per discussion with Commission, business district signs proposed to be moved to Chapter 12 Signs as follows (new section 1205)

1205 SIGNS IN BC AND SRB Districts

Accessory signs in the BC and SRB Districts shall be permitted as provided in this Chapter 12 SIGN REGULATIONS and in the following regulations:

- 1) All Signs.
 - a. All signs shall be attached directly to a building facade or wall or shall be installed on the ground.
 - b. No pole signs shall be permitted
 - c. All signs shall be set back at least ten (10) feet from the public right-of-way.
 - d. For integrated developments such as retail centers and multiple buildings on the same parcel, a graphic system shall be used that is coordinated in sizes, shapes, locations, and colors for various tenant signage. These requirements shall not be applied in a manner which violates the federal or state protections of trademarks or logos.
- 2) Building-mounted Signs.
 - a. For buildings located on lots with frontage on Akron-Cleveland Road or Kendall Park Road, Building-mounted signs shall not exceed one two square foot in area for each foot of the width of the building frontage which is most parallel to the front lot line, but in no case shall exceed 50 100 square feet.
 - b. For buildings located on lots with frontage on a street other than Akron-Cleveland Road or Kendall Park Road, building-mounted signs shall not exceed one square foot in area for each foot of the width of the building frontage which is most parallel to the front lot line, and in no case shall exceed 50 square feet.
 - c. For buildings located on a corner lot with frontage on a second street which is either Akron-Cleveland Road or Kendall Park Road, an additional 40 percent of the maximum building sign area permitted on the front wall may be permitted on the building façade on the second street.
 - d. For buildings located on a corner lot with frontage on a second street other than Akron-Cleveland Road or Kendall Park Road, an additional

10 percent of the maximum building sign area permitted on the front wall may be permitted on the building façade on the second street.

3) Ground-mounted Signs.

Proposed definitions:

Ground-mounted sign. A sign freestanding from any other structure, installed upon a foundation or short post or posts which support the lowest part of the sign at a height not greater than two (2) feet above the existing grade.

Electronic message center. Any sign that uses electronic means such as combinations of LEDs, fiber optics, light bulbs, or other illumination devices within a sign display area to cause one display to be replaced by another.

NOTES: Per Zoning Commission discussion 9 Oct 2018, keep sign-related definitions in the Sign Chapter but add reference to them in Chapter 2 Definitions

Note: Additional definitions relating to Signs are located in Chapter 12.

- a. Ground-mounted signs shall not exceed 6 feet in height as measured from existing grade to the top of the sign.
- b. No more than one (1) ground-mounted sign shall be permitted per lot.
- c. Ground-mounted signs shall be located at least ten (10) feet from each side lot line; no more than thirty (30) feet from the lot front line; and at least fifty (50) feet from any residential zoning district.
- d. The maximum size of a ground-mounted sign shall not exceed 50 square feet per sign face. A ground sign shall not have more than two sign faces. The maximum size of a ground sign and supporting structure shall not exceed 75 square feet in area.
- e. Ground-mounted signs ~~shall be~~ consistent with the materials, colors and style of the building, and the use of brick or stone sign bases shall be encouraged.
- f. Ground-mounted signs shall be appropriately integrated within the overall site landscaping and the use of foundation plantings around ground signs shall be encouraged.
- g. Electronic Message Centers on Ground-Mounted Signs. The following provisions shall apply to on-premise ground-mounted electronic message centers.
 1. One (1) electronic message center attached to a permitted on-premise ground-mounted sign shall be allowed per lot having frontage on Akron-Cleveland Road.
 2. No electronic message center shall be located closer than three hundred (300) feet to a residential district.

3. Each message displayed on an electronic message center must be static or depicted for a minimum of at least eight (8) seconds. Animation, movement, or continuous scrolling of messages is prohibited and the change of image on an electronic message center must be instantaneous.
4. Electronic message center signs must be equipped with an automatic dimming control that will: (a) regulate the illumination of the sign so as to maintain a maximum brightness of 5,000 nits during daylight hours and 500 nits during night time hours (b) automatically display a black screen if the sign malfunctions.
5. No electronic message center attached to an on-premise ground sign shall exceed thirty-two (32) square feet in sign face area.
6. The addition of any electronic message center to any nonconforming ground sign is prohibited.

Delete 1201.07 (10)

1201.07 The following types of signs shall be prohibited:
(10) Electronic reader boards

- 4) Window Signs. Window signs not exceeding 40 percent of the total glass area of the ground floor area may be permitted. Window signs shall not be installed on windows above the ground floor.

1203 BUSINESS SIGNS:

~~Business signs shall be limited to those identifying the firm, nature of the business, profession, or services, or other permitted uses and to those advertising of goods sold or services rendered on the premises. Such signs shall bear the legible street number of the premises. The maximum sign advertising area shall not exceed fifty (50) square feet.~~

CHAPTER 2 DEFINITIONS

New, Amended, and Deleted Definitions

Proposed definition: Educational Facilities. A public or private nursery school, kindergarten, elementary school, high school, community college, college, university, or vocational school.

Proposed definition: Neighborhood-oriented personal services: An establishment which offers specialized goods and services purchased frequently by the consumer, including but not limited to establishments such as barber shops, beauty salons, dry cleaning and/or laundry establishment; self-service laundromat; tanning salon; funeral home; shoe repair, dressmaking, tailoring, photo copying establishments, travel agent; repair of household appliances, and other uses deemed similar uses by the Board of Zoning Appeals as provided in this Resolution.

Proposed definition: Neighborhood-oriented retail business: Establishments such as drug stores, meat markets, bakeries, convenience stores, hardware stores, and other uses deemed similar uses by the Board of Zoning Appeals as provided in this Resolution.

Proposed replacement term and definition. Place of assembly: A structure where the public or membership groups assemble regularly or occasionally for an event or regularly scheduled program including but not limited to churches, theaters, auditoriums, funeral homes, stadiums, and similar.

Proposed definition: Library: A public nonprofit facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility but are not normally offered for sale.

Proposed definition: Museum. A building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest or works of art and arranged, intended and designed to be used by members of the public for viewing with or without an admission charge.

Proposed definition: Public Building. Any building held, used, or controlled exclusively for public purposes by any department or branch of federal, state, county, municipal, or township government. Includes but is not limited to public safety facility and public service facility.

Proposed Definition: Nursing Care Facility. A facility that provides for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and/or those who require personal assistance but not skilled nursing care. A nursing care facility shall be licensed by the State of Ohio to provide personal assistance and skilled nursing care and to provide beds counted for certification, licensure, eligibility for Medicare or Medicaid payment formulas.

~~Definition #20 Convalescent home (Nursing Home, rest home). A boarding facility for the extended care of babies, children, pensioners, or elderly persons who may be mentally or physically infirm.~~

~~#40 Gasoline or Auto Service Stations. A building or part of a building or structure or space where gasoline, lubricants, batteries, tires and motor vehicle accessories may be supplied and dispensed at retail and where services may be rendered.~~

~~#38, Garage Repair Shop. See repair shop, automotive.~~

~~#68 Repair Shop. A building or portion of a building in which structural repair, rebuilding or reconditioning of motor vehicles, or parts thereof, is conducted.~~

Proposed definition: Nursery and garden supply: The retail or wholesale handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products in small quantities to the consumer or at wholesale to the landscape industry.

Veterinary Clinic: An establishment operated by a licensed veterinarian for the care and treatment of dogs, cats and comparable household pets. A veterinary clinic may provide overnight care of such animals when necessary in the medical treatment of the animal but shall not otherwise provide day care or overnight boarding. See also *definition # 48 Kennel.*

Proposed additional definition: Landscaped area: The ratio of the total of the areas of a lot permanently devoted and maintained to the growing of shrubbery, grass, and other plant material to the area of the lot, expressed as a percentage.

~~#45. Industrial, Light. Manufacturing or other industrial uses which are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust, operating and storing within enclosed structures and generating little industrial traffic and no nuisances.~~

Proposed Definition: Light industry: An enterprise engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts including processing, fabricating, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

Proposed definition: Tool and Equipment rental. An establishment providing the rental of tools, lawn and garden equipment, party supplies and similar goods and equipment including storage and incidental maintenance. The meaning of "tool and equipment rental includes the rental of construction equipment and vehicles for commercial construction activities.

Proposed new definition: Loading Facility/space: An unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, wares, materials, equipment, and merchandise. The term shall include within its meaning any doors, docks, ramps, and maneuvering areas required for loading and unloading of trucks, including but not limited to by means of front end loaders, fork lifts, and similar equipment. The term shall not include spaces reserved for loading/unloading of automobiles, pickup trucks, and small delivery vans through a standard door not exceeding 36"x80".

CHAPTER 8 CONDITIONAL ZONING CERTIFICATES

New, Amended, and Deleted Conditional Use Standards

~~Delete Section 802(2) Institutions for convalescent care shall be subject to the following special requirements. Insert note that "This Section intentionally blank".~~

Section 802(3) Automobile Filling Stations subject to the following requirements:

- a) An automobile filling station shall only be located on a lot located on the east side of Akron-Cleveland Road.
- b) Except for self-service (by vehicle owners) of such activities as fuel filling, addition of oils or other fluids, addition of air to tires, and similar minor maintenance by owners, no service, maintenance or repair activities shall be performed at an automotive filling station. This restriction shall not apply where vehicle repair use has been approved as a conditional use.
- c) Except for short-term driver stops, the parking of tow trucks, service trucks, other commercial vehicles, or rental vehicles shall be prohibited. Overnight parking of all vehicles is prohibited.
- d) Retail sales of vehicle fluids including fuels, oils, wiper fluids, and similar products are permitted. Other retail sales, including but not limited to food and drink, shall be permitted subject to applicable regulations for retail uses in this district.

Section 802(4). Automotive and recreational vehicle sales and rental; Vehicle repair and services subject to

- a) All service, maintenance and repair activities shall be performed inside an enclosed building or service area completely enclosed by a vision-obscuring fence or wall at least eight (8) feet in height.
- b) All outdoor display areas for vehicles and equipment being offered for sale, rent, or lease shall be located at least thirty (30) feet from right-of-way lines and shall be located at least a ~~minimum~~ distance equal to the required front, side, and rear yards from all other property lines and township road right-of-way lines.
- c) All parts, damaged vehicles and equipment, and all vehicles and equipment under or waiting for service and/or repair shall be stored in enclosed buildings or areas completely enclosed by a vision-obscuring fence or wall at least eight (8) feet in height.
- d) All obsolete or junk vehicles and equipment and all scrap, junk parts, waste oils and other waste materials shall be disposed of offsite.
- e) Parking of tow trucks, service trucks, and other commercial vehicles operated by or associated with the business shall be located behind the minimum building setback line.
- f) All outdoor storage shall comply with the requirements for Outdoor Storage as a conditional use.

802 (6) Light Industry subject to 802(6):

- 6). Light industrial uses shall be subject to the following special requirements:
 - a). All manufacturing, fabrication, assembly, and packaging activities shall be carried out within an enclosed building, and no noise,

electromagnetic interference, odor, or other nuisance shall be observable outside said enclosed building.

- b). All storage of materials, parts, or completed products shall be stored inside an enclosed building except as provided in c) below.
- c). Outdoor storage of materials, parts, or completed products may be approved as a conditional use subject to a site plan which identifies items to be stored, storage location(s), methods of enclosure, landscaping, maximum height of stored items, and other conditions deemed necessary to minimize the impacts of outdoor storage.

802 (13) Day care facility—subject to 802(13):

- 13). Day care facility
 - a). Facilities shall not provide for overnight stay but shall provide for day care only.
 - b). Outdoor activity areas shall be located at least seventy-five (75) feet from residential zoning districts and shall be enclosed by a landscaped fence.
 - c). A vehicular drop off/pick up area shall be provided on the site with sufficient parking and vehicle waiting area to prevent interference on the public roads by waiting vehicles.

802 (14) Drive-Through Facility (Drive-in/Drive-up), accessory to a permitted or conditionally permitted main use, and subject to 802(14):

Drive-Through Facility (Drive-in/Drive-up)

- (a) The facility shall be accessory to a main use.
- (b) Vehicle lanes, access points on public roads, and all structures associated with the facility (including but not limited to speakers, service windows, transaction sites, lighting, signs associated with the accessory facility and not visible from outside the site, cameras, canopies and overhangs) shall be subject to the conditional use permit.
- (c) Access points on public roads, on-site drives which provide access, and vehicle waiting lanes shall be reviewed by a qualified traffic engineer who shall submit an opinion report regarding the impact of the facility on the subject public roads.
- (d) Vehicle waiting spaces and stacking lanes shall not be located in drives required for access to parking spaces.
- (e) Vehicle Waiting Spaces. Sufficient on-site waiting spaces shall be provided so that projected waiting vehicles shall not impact public roads, but not less than the following:
 - (1) At least ten (10) vehicle waiting spaces shall be provided which shall include at least five (5) per transaction site.

- (2) Vehicle waiting spaces shall be located as required for parking spaces but not closer than two hundred (200) feet to land zoned for residential use.
- (3) Automatic car wash facilities shall provide at least ten (10) waiting spaces.
- (4) Self-service car wash facilities shall provide at least three (3) waiting spaces per car wash bay.
- (f) Speakers shall be installed and operated so that sound is not audible on land zoned for residential use.
- (g) On a lot located west of Akron-Cleveland Road, transaction sites, service windows, and speakers shall only be installed on the east side of the building to limit noise impacts on residential areas and shall not be operated earlier than 7 am and not later than 11 pm.

802(16). Outdoor storage subject to the following conditions:

- a) Vehicles brought to and removed from the site on a daily basis which are owned by employees, customers, or persons providing services to the business may be stored in a parking area as authorized by this Resolution and shall not be subject to these provisions;
- b) All materials, goods, equipment or vehicles stored on the site shall be owned, rented, or leased by the business which is the use of the site. No part of the site shall be used for the storage of materials, goods, equipment, or vehicles owned by uses which are not approved uses of the site. No outdoor storage space shall be permitted to be used, rented, leased, or otherwise authorized by the property owner or user of the site for a purpose which is not directly associated with the approved use of the site.
- c) Outdoor storage shall be located at least one hundred feet (100') from any property which is located in a Residential District.
- d) Outdoor storage shall be located so that it does not adversely affect the use of neighboring properties or the health or safety of persons residing and/or working in the neighborhood. Storage shall be placed in a manner which protects neighboring properties from any exposure to noise, odor, dust, lighting, or vibration.
- e) Outdoor storage of any top soil, loam, sand, gravel or other erodible fill type substances on land shall be prohibited unless in conformance with a zoning permit which may include provisions for monthly inspections, a limit on the nature and volume of materials to be stored, and provisions for erosion control, elimination of standing and stagnant water, dust control, silt fences or other site storm water runoff controls necessary to control, prevent and limit storm water runoff including sediment and other pollutants into the private and public storm water ditches and facilities or the natural lakes and streams.
- f) The excavation, demolition, processing or outdoor storage for sale or transfer off-site of soil, mulch, other earth substances, logs, stumps, demolition debris

or other types of fill material (collectively hereinafter referred to as substances) is prohibited unless the substances are generated by, or the consequence of construction pursuant to or implementation of a presently approved construction permit for the site or subdivision improvements. The substance(s) shall not be treated, screened or otherwise processed or refined upon the site prior to storage or transfer from the site. This subsection does not apply to the importation, storage for sale, and transfer off-site of substances in a nursery and garden supply business which does not excavate, demolish, or process the substances on site.

- g) the outdoor area (or areas) intended to be used for such outdoor storage is (are) clearly indicated on a site plan attached to and made part of the Zoning Permit
- h) a description of the general nature of the materials, goods, equipment, or vehicles to be stored in the outdoor areas shall be attached to the Zoning Permit
 - i) no other part of the site is used for such purpose at any time;
 - j) the area(s) shall be paved with asphalt or concrete, and setback as required for buildings and outdoor uses
 - k) no stored materials, goods, equipment or vehicle or any part thereof shall exceed a height of ten (10) feet above natural grade
 - l) the total area of such designated areas shall not exceed twenty-five percent (25%) of the area of the lot on which the permitted use is located
- m) The approved outdoor storage area shall be screened as follows:
 - 1) The entire outdoor storage area shall be enclosed on all sides (except any side where visibility is obstructed by a building on the site) by a solid wall or a minimum six (6) foot wood fence with openings no greater than fifteen percent (15%) or no less than 85% opaque, or
 - 2) a dense vegetative planting incorporating trees, evergreens, and/or hedges of a variety that are as equally effective in their screening effect, in both summer and winter, as a solid wall or solid painted fence with openings no greater than fifteen percent (15%) or no less than 85% opaque. or
 - 3) a combination of the methods described in a and b above.
 - 4) The approved screening shall be maintained in healthy and sound condition in compliance with the intended screening effect at all times that outdoor storage is conducted on the storage area.

802 (15) Loading Facility/Space, accessory to a permitted or conditionally permitted main use, on a lot located west of Akron-Cleveland Road, subject to *Section 802(15)*:

Loading Facility/Space on a lot located west of Akron-Cleveland Road

- (a) A loading facility/space shall only be installed on the east side of the building or that side of the building most parallel to Akron-Cleveland Road to limit noise

impacts on residential areas and shall not be operated earlier than 7 am and not later than 7 pm.

- (b) Vehicle lanes, access points on public roads, and all structures associated with the loading facility (including but not limited to speakers, other noise generating devices, and lighting) shall be subject to the conditional use permit.
- (c) Access points on public roads, on-site drives which provide access, and vehicle waiting lanes shall be reviewed by a qualified traffic engineer who shall submit an opinion report regarding the impact of the facility on the subject public roads.

Summary of the changes proposed:

- Chapter 7 has been rewritten.
- Section 708 Signage has been moved to Chapter 12 Sign Regulations.
- Section 1205 Signs in BC and SRB Districts.
- Section 1201.07 the following signs shall be prohibited, remove 1201.07 (10).
- Section 1203 Business Signs, remove section 1203.
- Chapter 2 Definitions, new and amended definitions proposed.
- Chapter 8 Conditional Zoning Regulations remove Section 802(2).
- Chapter 8 Conditional Zoning Regulations new and amended standards.

Staff Comments: The Boston Township Zoning Commission requests the Boston Township Zoning Resolution be amended to in regards to the township's business corridor regulations, amendments include Chapter 7 Business Corridor, Chapter 12 Signs, Chapter 2 Definitions and Chapter 8 Conditional Zoning Certificates.

Chapter 7 section 709 includes landscaping/buffering between the BC district and residential districts.

- Staff recommends reviewing residential buffering sections in Copley Township's zoning regulations and the City of Hudson's zoning regulations.
- Specify the types of trees and shrubs and hedges, otherwise the desired screening may not be achieved until after a few seasons of growth.
- Consider adding additional details about the distance between planted trees and distance of tree plantings from signs, driveways, lights, fire hydrants etc.
- In Chapter 7 Section 706 the proposed text mentions that the yards adjoining land in a residential district "shall be landscaped as provided in this resolution" include the related section number 709(6).

Section 710.01 Lighting Definitions

- Luminaire has an (x) for its subsection?

Chapter 12 Signs

- Have the Township's legal counsel review this chapter to ensure that there are no issues with the US 1st Amendment in the language proposed.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



Planning Commission
Zoning Text Amendment
Section 403 Accessory Buildings
Boston Township

Item No.: 4
Meeting: May 30, 2019
Applicant: Boston Township Zoning Commission
Proposal: **Section 403 Accessory Buildings**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Boston Township Zoning Resolution Section 403 Accessory Buildings be amended to increase the allowed size of accessory buildings and to state the number of accessory buildings allowed per lot.

Proposed Text Amendments: Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

403 ACCESSORY BUILDINGS

~~No accessory building shall be located on a lot without a principal building. Accessory buildings shall not be a part of the principal building, and may be built in a rear yard within ten (10) feet of the rear lot line and ten (10) feet of side lot lines.~~

~~An accessory building which is not a part of the principal building shall be located in line with or behind the main structure, and no closer than twenty (20) feet to the principal structure. The total square footage of any accessory building in any district shall be limited to a maximum of 900 square feet.~~

Section 503 states max lot coverage at 10%.

Section 603 states max lot coverage at 40%.

Section 704 states max lot coverage at 25%.

Proposed revisions to section 403:

403 ACCESSORY BUILDINGS

No accessory building shall be located on a lot without a principal building. Accessory buildings shall not be a part of the principal building, and may be built in a rear yard within ten (10) feet of the rear lot line and ten (10) feet of side lot lines.

An accessory building shall be located in line with or behind the main structure, and no closer than twenty (20) feet to the principal structure. The total square footage of any accessory building in any district shall be limited to a maximum of 1200 square feet.

Total number of accessory buildings shall be limited to 2 buildings per lot.

Summary of the changes proposed:

- An increase of size accessory buildings from 900 sq. ft. to 1200 sq. ft.
- Stating the total number of accessory buildings per lot shall be limited to 2 buildings.

Staff Comments: The applicant has proposed that the Boston Township Zoning Resolution Section 403 Accessory Buildings be amended to increase the allowed size of accessory buildings and to state the number of accessory buildings allowed per lot.

- The Township may want to consider a setback from property lines for accessory buildings as the current and proposed text say that they **may** be built within 10 feet of rear and side lot lines. Having a setback of at least 2 ft. would keep structures off of property lines and allow enough room for maintenance responsibilities without encroaching on adjoining property.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.